California Pacific Medical Center

DAVIES CAMPUS

NOE STREET MEDICAL OFFICE BUILDING

CONDITIONAL USE PERMIT APPLICATION
REVISION 3

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PROJECT DESCRIPTION

The proposed Davies Neurosciences Institute is a 50,100 gross square feet, 4-story building, containing medical office, clinic and support spaces. The building will occupy the north portion of the existing surface parking lot at Noe Street and Duboce Avenue. The 4th floor will span across the Service Drive to the west, and connect to the existing North Tower of the Hospital. Exterior materials are primarily wood cladding and glass. The project includes a landscaped main entry plaza at the south side of the building, and a landscaped open courtyard at the north side adjacent to a secondary entry and waiting lobby for the MUNI stop located across Duboce Avenue. Additionally, new street trees and landscaping are proposed along Noe Street and Duboce Avenue.

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STEVEN G. PEPPER
No. C 10625
10-05-06
STATE OF CALIFORNIA

Issued for

	Rev	Date
CONDITIONAL USE - REV3	6	FEB 22, 2012
CONDITIONAL USE - REV2	5	MAY 27, 2011
CONDITIONAL USE - REV1	4	MAY 23, 2007
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan

Davies Campus
Noe Street Medical Office Building

Drawing Title

COVER SHEET
& INDEX SHEET

Scale

Drawing Number

G0.0

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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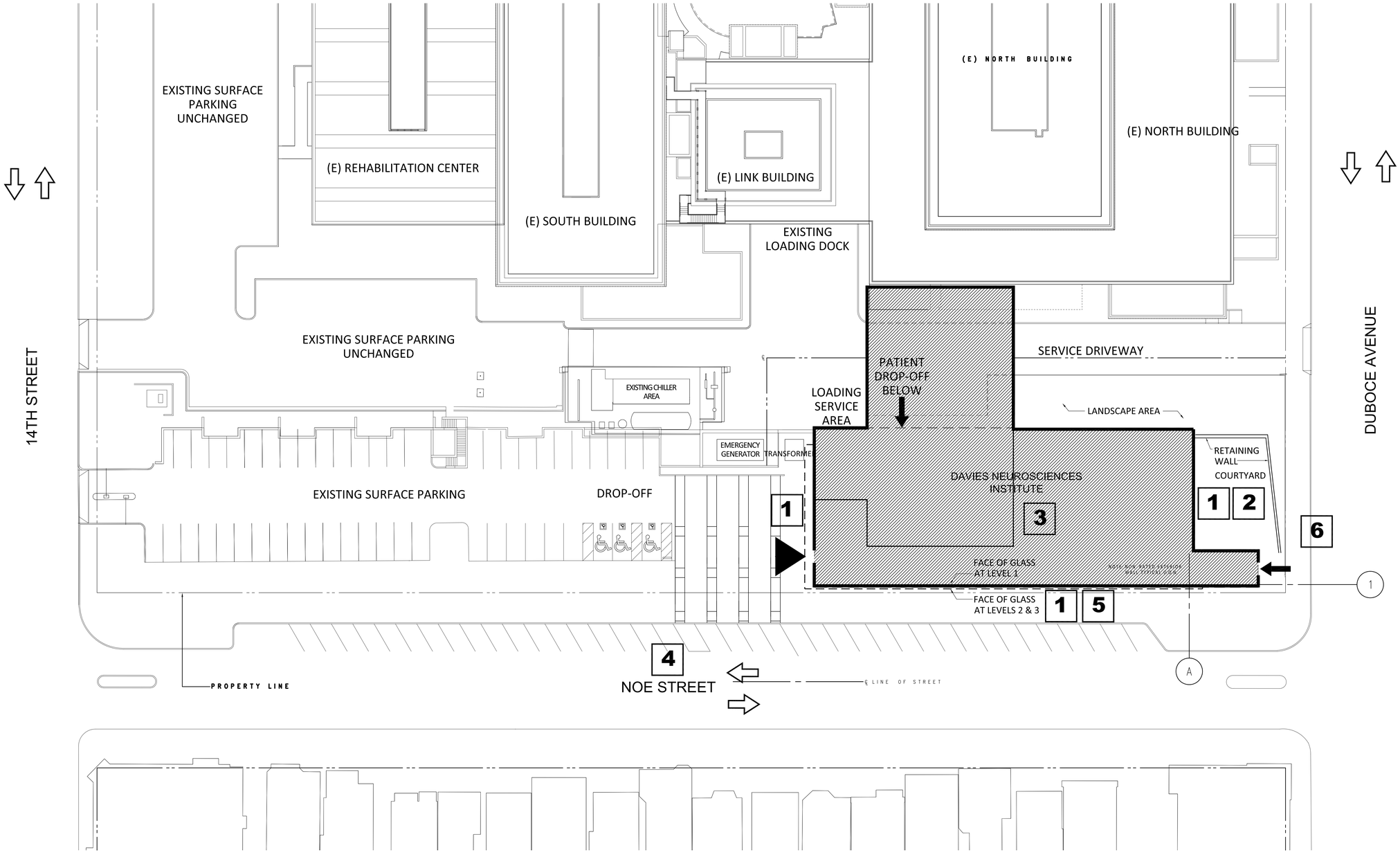

SITE PLAN NOTES

1 The Ground and 4th floors facades are composed primarily of glass, incorporating fritting or other surface patterning. The 2nd and 3rd floors facades are primarily clad in wood, with windows set back up to 15" from facade surface. Wood blinds are located behind glass at floors 2-4. See Building Elevations, sheets A4.1 and A4.2, for details.

2 Courtyard to remain substantially open to view from Duboce and Noe Streets; walls kept at or below 5'-0" from grade. Reference Building Sections, sheet A4.3.

3 No visible mechanical equipment on the third or fourth floor rooftops. Drains, hatches, vents not to exceed height of roof curb.

4 No permanent curb cuts on Noe Street.

5 No direct pedestrian entrance/egress along the eastern (Noe Street) façade.

6 1-2 space loading zone.

Note: Refer to drawing A1.2 for dimensions

0' 10' 20' 40' 80'

N

LEGEND

VEHICULAR ACCESS

PEDESTRIAN ACCESS (MAIN ENTRANCE)

PEDESTRIAN ACCESS (SECONDARY ENTRANCE)

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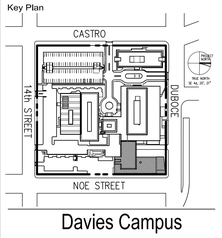
CONDITIONAL USE - REV3 1 FEB. 22, 2012

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title

KEY PLAN
SITE

Scale 1/20" = 1'-0"

Drawing Number G1.0

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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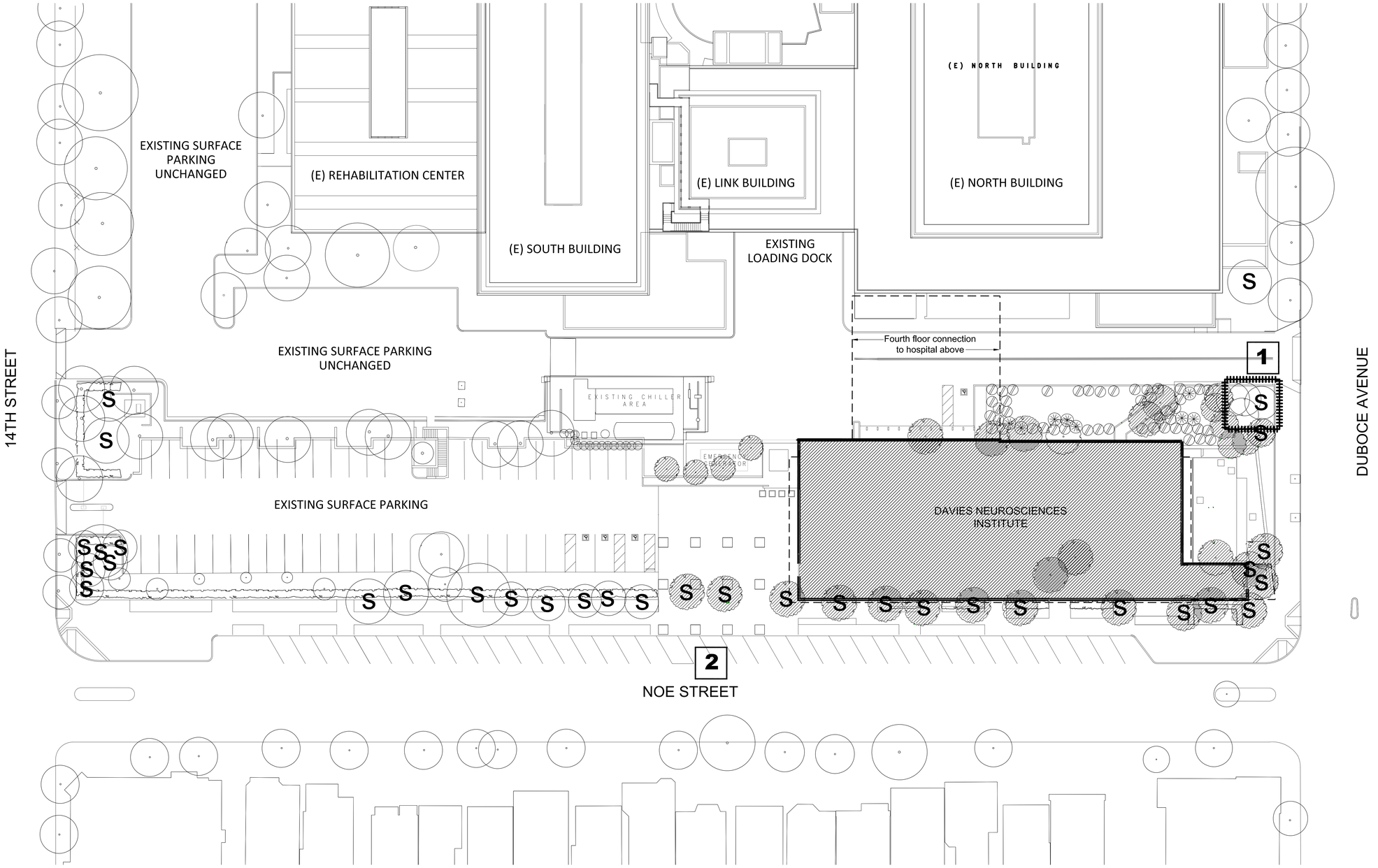

TREE PLAN NOTES

1 The Project Sponsor shall specifically retain trees 199 (Redwood), 200 (Redwood), 201 (Monterey Pine) and 202 (Redwood) as numbered in the submitted Tree Survey Map attached to the Final Tree Report, dated August 2006, (constituting the 'Redwood Grove') and shall make all reasonable efforts to maintain the health of these trees.

2 Trees within and adjacent to the Project area indicated as to be retained in the submitted Tree Report, generally consisting of the creation of "tree protection zones" within which construction activities are limited or prohibited.

All existing trees to remain are to be protected, per the Tree Preservation Guidelines outlined by James R. Clark, Ph.D. (Registered Consulting Arborist #357) of HortScience, Inc, in the August 2006 Final Tree Report. Recommendations include:

Design Recommendations

1. **A Tree Protection Zone** shall be established around each tree to be preserved. For design purposes the TPZ shall be defined as the dripline, i.e., the edge of the tree canopy. No grading, excavation, construction or storage of materials shall occur within that zone.
2. No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone.**
3. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
4. Irrigation systems must be designed so that no trenching would occur within the **Tree Protection Zone.**

Pre-construction treatments and recommendations

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be chain link, orange plastic or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction is completed.
3. Prune trees to be preserved to provide adequate clearance and correct any existing defects in structure. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices -Tree Pruning* published by the International Society of Arboriculture. Pines shall be pruned during the winter months only.

Recommendations for tree pruning during construction

1. No grading, construction, demolition or other work shall occur within the **Tree Protection Zone**. Any modifications must be approved and monitored by the Consulting Arborist.
2. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
3. Supplemental irrigation would be required for trees to be preserved and shall be applied at a rate determined by the Consulting Arborist.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments may be applied.
5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
6. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

0' 10' 20' 40' 80'

N

LEGEND

Existing tree to be removed

Existing tree to remain

S Significant trees (ref. Public Works Code - Sec.810A)

Special tree protection zone

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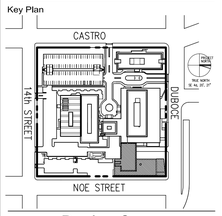
No. C 10625
10-05-06
STATE OF CALIFORNIA

Issued for Rev Date

CONDITIONAL USE - REV3 1 FEB. 22, 2012

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title

KEY PLAN
TREE

Scale 1/20" = 1'-0"

Drawing Number G2.0

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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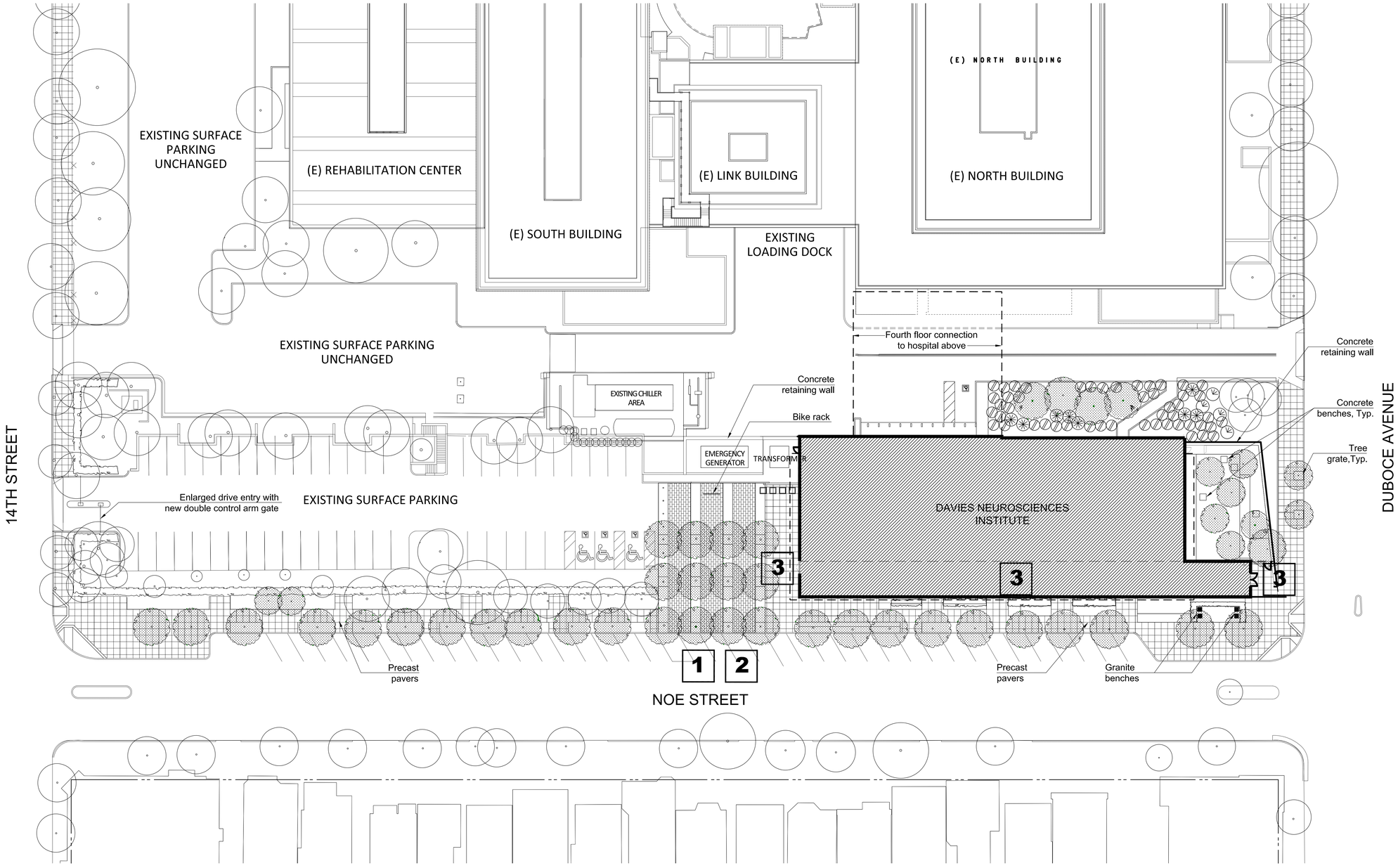

STREETSCAPE PLAN NOTES

1 For landscaping and right-of-way (sidewalk and street) improvements and materials, including tree and plant types and size, see L-Series sheets.

2 Lighting in landscape areas at ground floor sufficient to illuminate public sidewalk to minimum safety levels while minimizing glare on neighboring properties. All lighting to be oriented downward to reduce upward light scatter.

3 Plants complementing the exterior landscape shall be installed in the ground floor public corridor, subject to operational requirements such as minimum corridor width and ADA compliance.

0' 10' 20' 40' 80'

N

LEGEND

- Existing trees
- Proposed trees
- Tree Grates

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CONDITIONAL USE - REV3 1 FEB. 22, 2012

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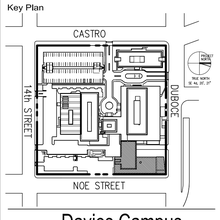

Davies Campus
Noe Street Medical Office Building

Drawing Title

KEY PLAN
STREETSCAPE

Scale
1/20" = 1'-0"

Drawing Number
G3.0

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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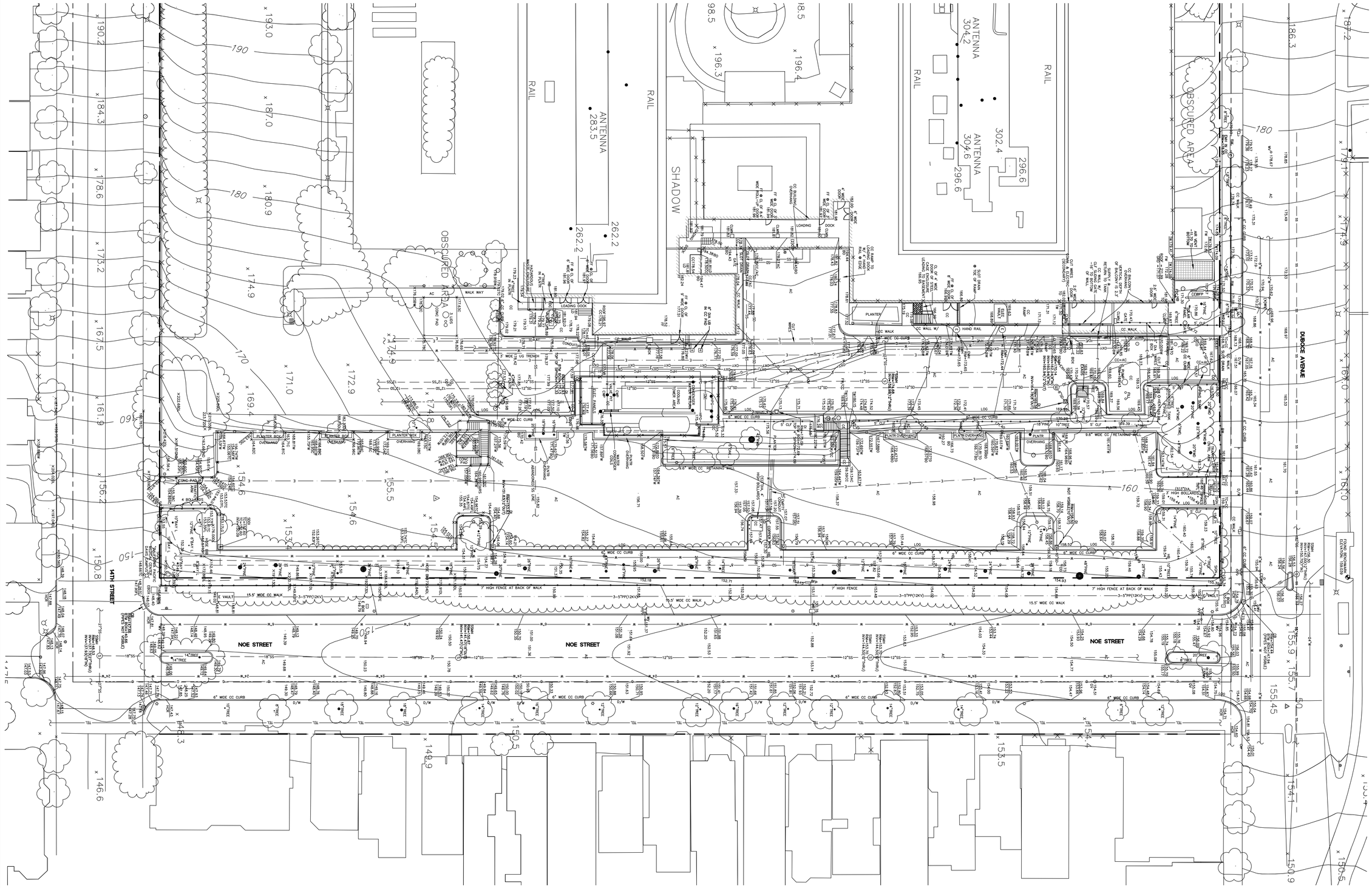

EXISTING CONDITIONS NOTES:

1. THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

2. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

ABBREVIATIONS

AC	– ASPHALTIC CONCRETE	GM	– GAS METER
BAY L	– BAY LAUREL	GV	– GAS VALVE
BO	– BOTTOM OF OVERHANG	HB	– HOSE BIB
BW	– BACK OF WALK	HCR	– HANDICAP RAMP
CB	– CATCH BASIN	LD	– LOADING DOCK
CC	– CONCRETE	LOG	– LIP OF GUTTER
CL	– CENTERLINE	PLNTR	– PLANTER
CLMN	– COLUMN	RWD	– REDWOOD TREE
CNTRL	– CONTROL	SSMH	– SANITARY SEWER MANHOLE
CO	– CLEANOUT	SDMH	– STORM DRAIN MANHOLE
DI	– DRAIN INLET	TO	– TOP OF OVERHANG
DIA	– DIAMETER	TRFL	– TRAFFIC LOOP
D/W	– DRIVEWAY	TW	– TOP OF WALL
E	– ELECTRICAL	UB	– UTILITY BOX
EXH	– EXHAUST	UG	– UNDERGROUND
FDC	– FIRE DEPARTMENT CONNECTION	UTMH	– UTILITY MANHOLE
FF	– FINISH FLOOR	W/	– WITH
FW	– FOOT OF WALL	WV	– WATER VALVE

LEGEND

- BENCHMARK
- ELECTROLIER
- FIRE HYDRANT
- JOINT POLE
- CHAIN LINK FENCE AS NOTED
- OVERHANG BUILDING WALL
- BUILDING WALL
- 160.30 = TOP FACE OF CURB
- 6" CC CURB 160.00 = BOTTOM FACE OF CURB AT FLOWLINE AT CC OR AC
- C — C — CUT WIRE LINE AND COMMUNICATION LINE
- E — 3–5"PP(12KV) — ELECTRICAL LINE
- G — GAS LINE
- HPG — HPG — HIGH PRESSURE GAS LINE
- HVE — HVE — HIGH VOLTAGE ELECTRIC
- OXY — OXYGEN GAS LINE
- RIGHT OF WAY BOUNDARY LINE
- SS — 18"SS — SANITARY SEWER LINE
- SD — SD — STORM DRAIN
- W — 6"W — WATER LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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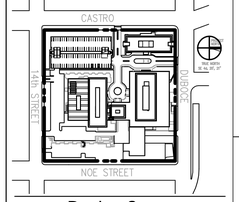
Issued for	Rev	Date
CONDITIONAL USE - REV3	4	FEB 22, 2012
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
EXISTING CONDITIONS

Scale 1"=20'

Drawing Number C0.1

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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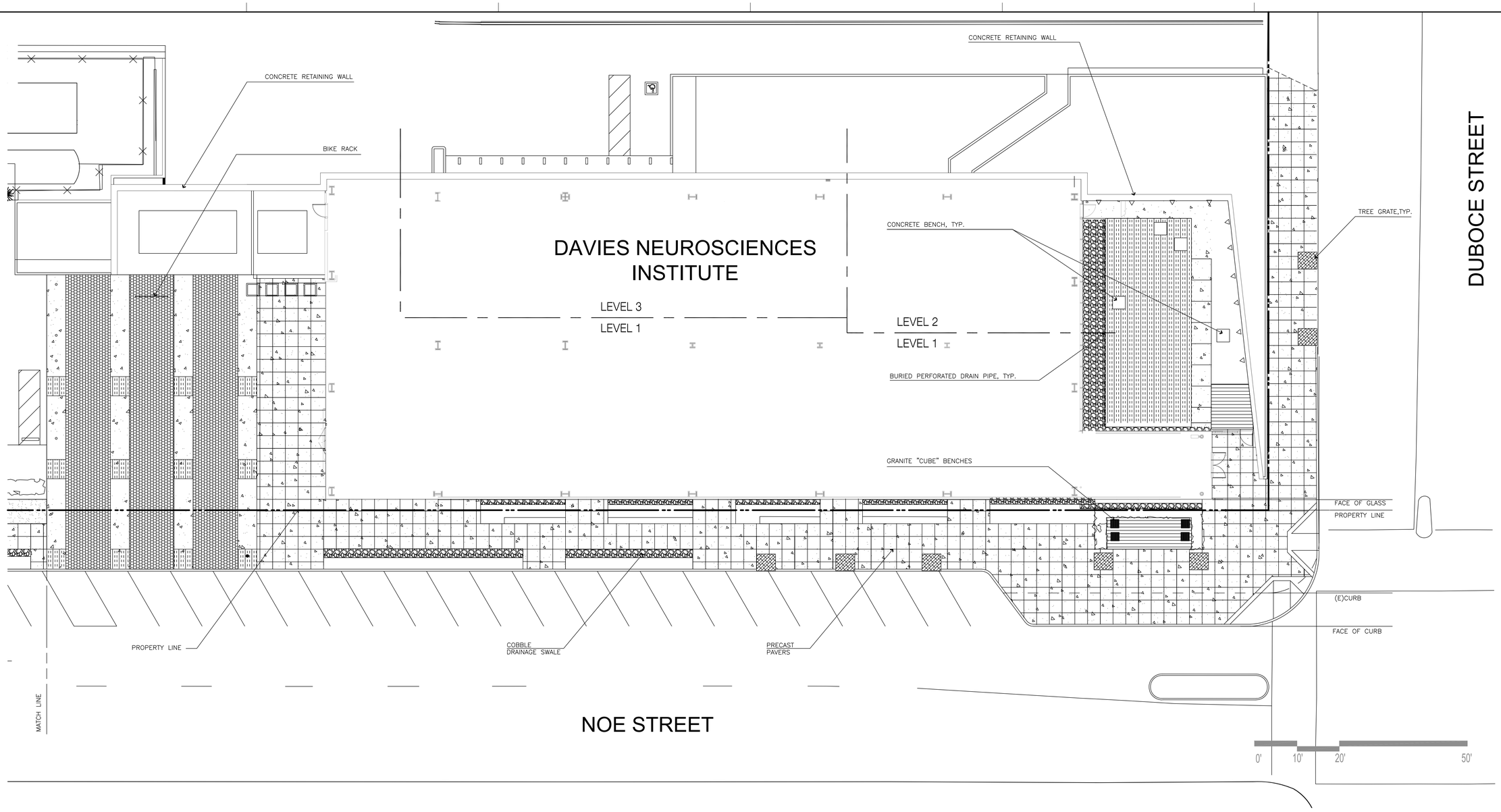

LAYOUT PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO AN EXCAVATION ON THIS PROJECT (PHONE: 800–XXX–XXX).

2. ALL "LAYOUT" WORK SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE START OF ANY EXCAVATION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL CONCRETE WORK USING FORM LUMBER AND STAKES STRONG ENOUGH AND AT INTERVALS TO ASSURE A SMOOTH CURVE. ALL FORM WORK MUST BE APPROVED BY THE ARCHITECT PRIOR TO POURING OF ANY CONCRETE.

4. IN AREAS WHERE NEW CONCRETE IS JOINED WITH (E) CONCRETE, THE CONNECTION SHALL BE MADE AT THE NEAREST SCORE LINE OR EXPANSION JOINT.

5. ALL CONCRETE SURFACES TO HAVE SPECIAL FINISHES AND COLOR. TO BE APPROVED BY THE ENGINEER.

6. ALL (E) UTILITY BOXES, VAULTS, VALVE COVERS, AND MANHOLES WITHIN THE AREA TO BE IMPROVED SHALL BE ADJUSTED TO THE NEW FINISH GRADE.

7. INSTALL EXPANSION JOINTS IN CONCRETE AT A TYPICAL 15'–0" OC AND A MAXIMUM 20'–0" OC, AS SHOWN ON PLAN. INSTALL SCOREMARKS AT AN EVEN SPACING. INSTALL EXPANSION JOINT WITH SEALANT AT ALL BUILDING WALLS, EDGE OF STRUCTURAL, TOP AND BOTTOM OF STAIRS, AND AROUND COLUMNS. AT ALL CONCRETE WALL AND HEADERS, INSTALL SCORE JOINTS AT A MAXIMUM 5'–0" OC AND EXPANSION JOINTS AT A MAXIMUM 15'–0" OC.

8. STAKE LOCATIONS OF ALL LANDSCAPE ELEMENTS, INCLUDING PAVING, BOLLARDS, BENCHES, WALLS, SEATWALLS, UNIT PAVER BANDS, TREE GRATES, AND LITTER UNITS FOR APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING
	BRICK PAVERS
	CONCRETE PAVING UNITS
	COBBLE PAVING
	TREE GRATES
	SCORE JOINT/EXPANSION JOINT, SEE NOTES.
	CRUSHED GRAVEL PAVING
	GRANITE "CUBE" BENCHES, 18" SQUARE
	BIKE RACK, CycLoops MODEL #2170–11–P–C

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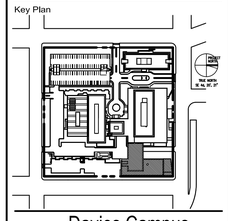
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title

LANDSCAPE LAYOUT PLAN NORTH

Scale 1/10" = 1'-0"

Drawing Number L2.1

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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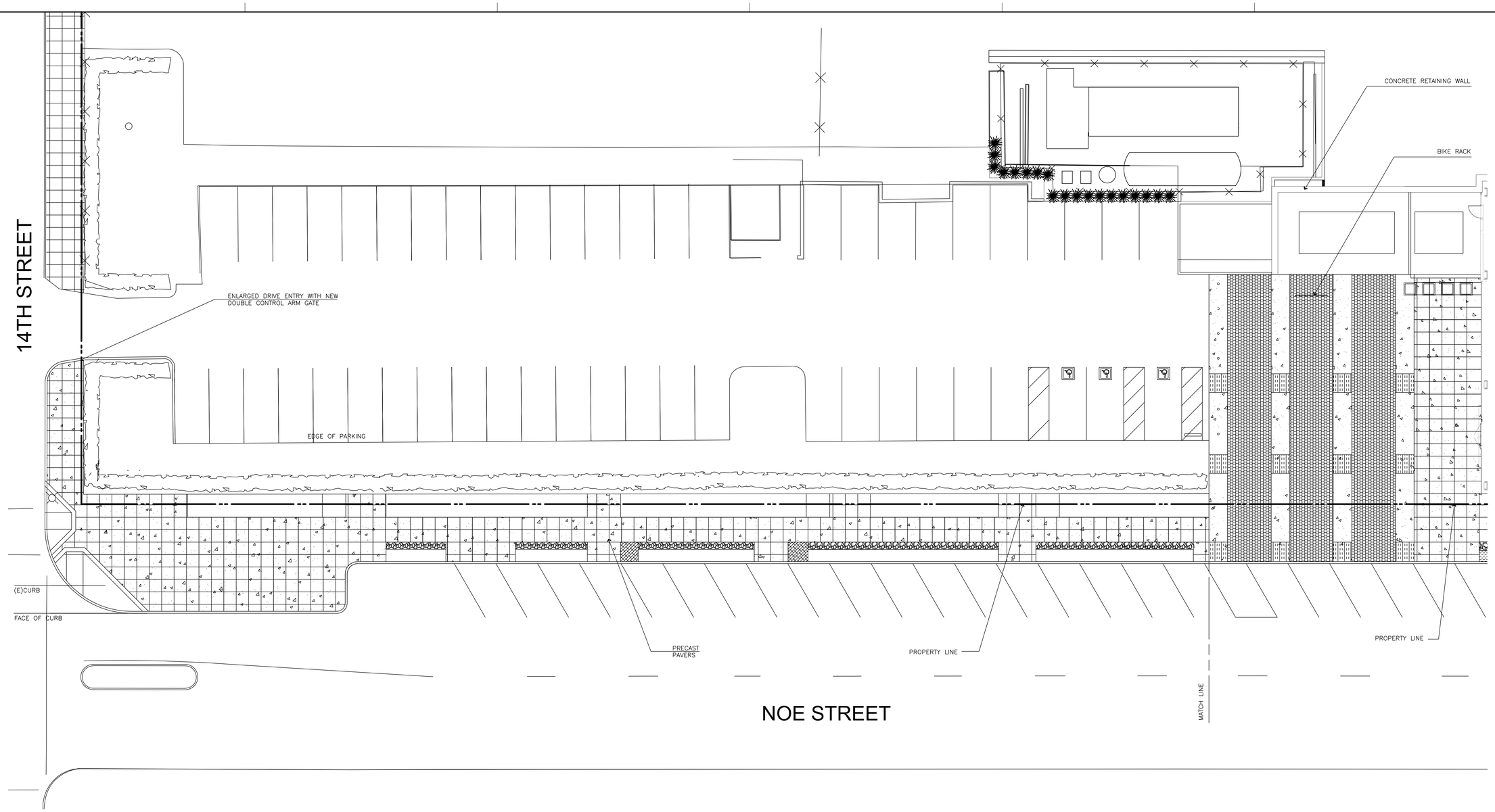

LAYOUT PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO AN EXCAVATION ON THIS PROJECT (PHONE: 800–XXX–XXX).

2. ALL "LAYOUT" WORK SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE START OF ANY EXCAVATION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL CONCRETE WORK USING FORM LUMBER AND STAKES STRONG ENOUGH AND AT INTERVALS TO ASSURE A SMOOTH CURVE. ALL FORM WORK MUST BE APPROVED BY THE ARCHITECT PRIOR TO POURING OF ANY CONCRETE.

4. IN AREAS WHERE NEW CONCRETE IS JOINED WITH (E) CONCRETE, THE CONNECTION SHALL BE MADE AT THE NEAREST SCORE LINE OR EXPANSION JOINT.

5. ALL CONCRETE SURFACES TO HAVE SPECIAL FINISHES AND COLOR. TO BE APPROVED BY THE ENGINEER.

6. ALL (E) UTILITY BOXES, VAULTS, VALVE COVERS, AND MANHOLES WITHIN THE AREA TO BE IMPROVED SHALL BE ADJUSTED TO THE NEW FINISH GRADE.

7. INSTALL EXPANSION JOINTS IN CONCRETE AT A TYPICAL 15'–0" OC AND A MAXIMUM 20'–0" OC, AS SHOWN ON PLAN. INSTALL SCOREMARKS AT AN EVEN SPACING. INSTALL EXPANSION JOINT WITH SEALANT AT ALL BUILDING WALLS, EDGE OF STRUCTURAL, TOP AND BOTTOM OF STAIRS, AND AROUND COLUMNS. AT ALL CONCRETE WALL AND HEADERS, INSTALL SCORE JOINTS AT A MAXIMUM 5'–0" OC AND EXPANSION JOINTS AT A MAXIMUM 15'–0" OC.

8. STAKE LOCATIONS OF ALL LANDSCAPE ELEMENTS, INCLUDING PAVING, BOLLARDS, BENCHES, WALLS, SEATWALLS, UNIT PAVER BANDS, TREE GRATES, AND LITTER UNITS FOR APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING
	BRICK PAVERS
	CONCRETE PAVING UNITS
	COBBLE PAVING
	TREE GRATES
	SCORE JOINT/EXPANSION JOINT, SEE NOTES.
	CRUSHED GRAVEL PAVING
	GRANITE "CUBE" BENCHES, 18" SQUARE
	BIKE RACK, CycLoops MODEL #2170–11–P–C

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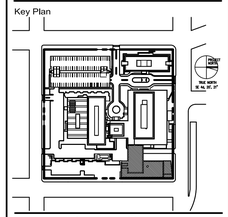

Davies Campus
Noe Street Medical Office Building

Drawing Title

LANDSCAPE LAYOUT PLAN SOUTH

Scale
1/10" = 1'-0"

Drawing Number
L2.2

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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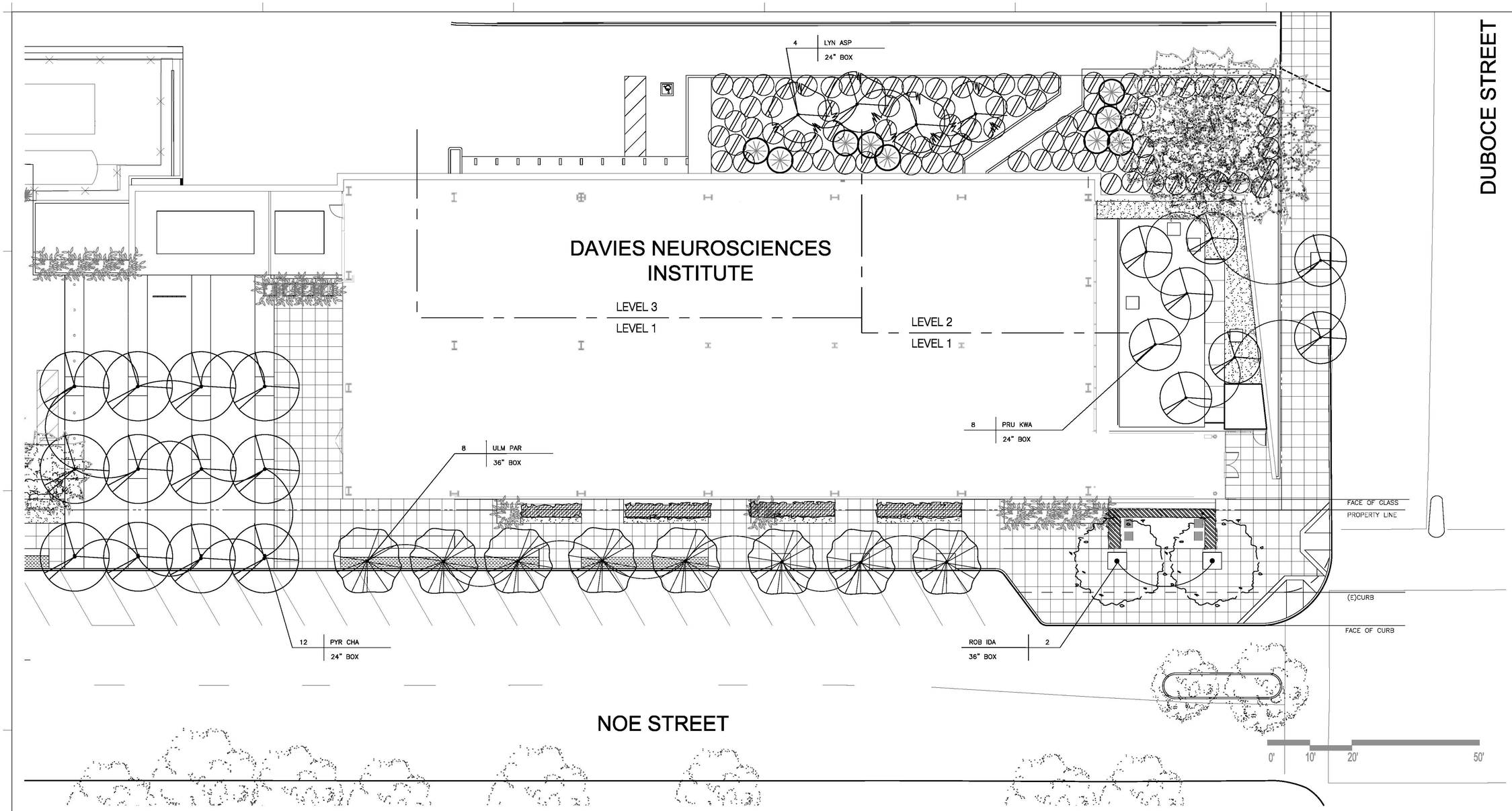

PLANT MATERIAL LIST

TREES – SIZES AND QUANTITIES PER PLAN

KEY	BOTANICAL NAME	SIZE	COUNT
ROB IDA	ROBINIA X AMBIGUA 'IDAHOENSIS'		
LYN ASP	LYONOTHAMNUS F. ASPLENIFOLIUS		
PRU KWA	PRUNUS SERRULATA 'KWANZAN'		
PYR CHA	PYRUS CALLERYANA 'CHANTICLEER'		
ULM PAR	ULMUS PARVIFOLIA		
EXISTING TREES TO REMAIN			

SHRUBS

BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	5 GAL
NANDINA DOMESTICA	5 GAL
(E) HEDGE TO REMAIN	
BAMBOO SPECIES	15/25 GAL
JUNIPERUS 'SKYROCKET'	15 GAL
CEANOTHUS GRISEUS 'YANKEE POINT'	1 GAL
RHUS INTEGRIFOLIA	5 GAL

GROUNDCOVERS

IRIS DOUGLASIANA	1 GAL
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	1 GAL
OPHIOPOGON JAPONICUS	F.G. 10" O.C.

GRASSES

CALAMAGROSTIS FOLIOSA	1 GAL
CHONDROPETALUM TECTORUM	1 GAL
JUNCUS PATENS	1 GAL

VINES

PARTHENOCISSUS TRICUSPIDATA	1 GAL

PLANTING HOLE SCHEDULE– ON GRADE

TREES	WIDTH
24" BOX	4'–0" SQUARE
36" BOX	6'–0" SQUARE
SHRUBS	
1 GALLON	1'–6" ROUND
5 GALLON	2'–0" ROUND

PLANTING NOTES

1. ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE START OF WORK.

2. ALL GRADES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLANTING OF ANY PLANT MATERIALS.

3. CONTRACTOR SHALL LAYOUT TREES AS SHOWN ON THE PLAN. LAYOUT OF PLANT MATERIAL, WHILE STILL IN CONTAINERS, SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION OF ANY PLANT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY DAMAGE OR DESTRUCTION TO EXISTING PLANT MATERIALS AND TO RESTORE THE SAME SPECIES TO IT'S ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT.

5. REFER TO SPECIFICATIONS FOR SOIL AMENDMENTS, FERTILIZER AND PLANTING INFORMATION.

6. TREE PLANTINGS AND SOD AREAS SHALL RECEIVE WEED CONTROL TREATMENT AS SPECIFIED IN SECTION 02900 OF THE ACCOMPANYING SPECIFICATIONS.

7. UPON RECEIPT OF "NOTICE TO PROCEED", THE CONTRACTOR SHALL ORDER PLANT MATERIAL TO INSURE ADEQUATE QUANTITY AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE. A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE PROJECT ARCHITECT.

8. ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE PROJECT ARCHITECT.

9. ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

10. IMPORT TOPSOIL SHALL CONFORM TO THE CITY OF SAN FRANCISCO STANDARD SPECIFICATIONS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.

11. ALL EXISTING TREES TO REMAIN SHALL RECEIVE SUPPLEMENTAL FERTILIZING AND SHALL BE PRUNED AND CANOPIES RAISED PER SPECIFICATION SECTION 02900. ALL PROPOSED TREES SHALL BE PRUNED FOR STRUCTURAL SOUNDNESS AND THINNED TO REDUCE WIND SAIL AT THE DIRECTION OF THE ARCHITECT.

12. CALIPER OF TREES SHALL BE MEASURED 6" ABOVE FINISH GRADE.

13. CONTRACTOR TO MAINTAIN ENTIRE AREA WITHIN LIMIT OF WORK LINE INCLUDING MANUAL WATERING OF EXISTING PLANT MATERIAL AS SPECIFIED.

14. PROVIDE 2" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS.

15. ALL 15 GALLON AND 24" BOX SIZE TREES SHALL BE DOUBLE STAKED, ALL MULTI–TRUNK TREES SHALL BE TRIPLE STAKED.

16. ALL SHRUBS AND GROUNDCOVERS SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE TRIANGULAR UNLESS DRAWN OTHERWISE.

17. PLANT TREES A MINIMUM OF 4'–0" FROM EDGE OF PAVING, BUILDING, AND WALLS UNLESS OTHERWISE NOTED.

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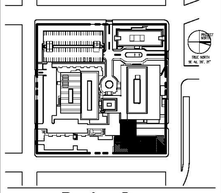

Davies Campus
Noe Street Medical Office Building

Drawing Title

LANDSCAPE PLANTING PLAN NORTH

Scale 1/10" = 1'-0"

Drawing Number L4.1

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

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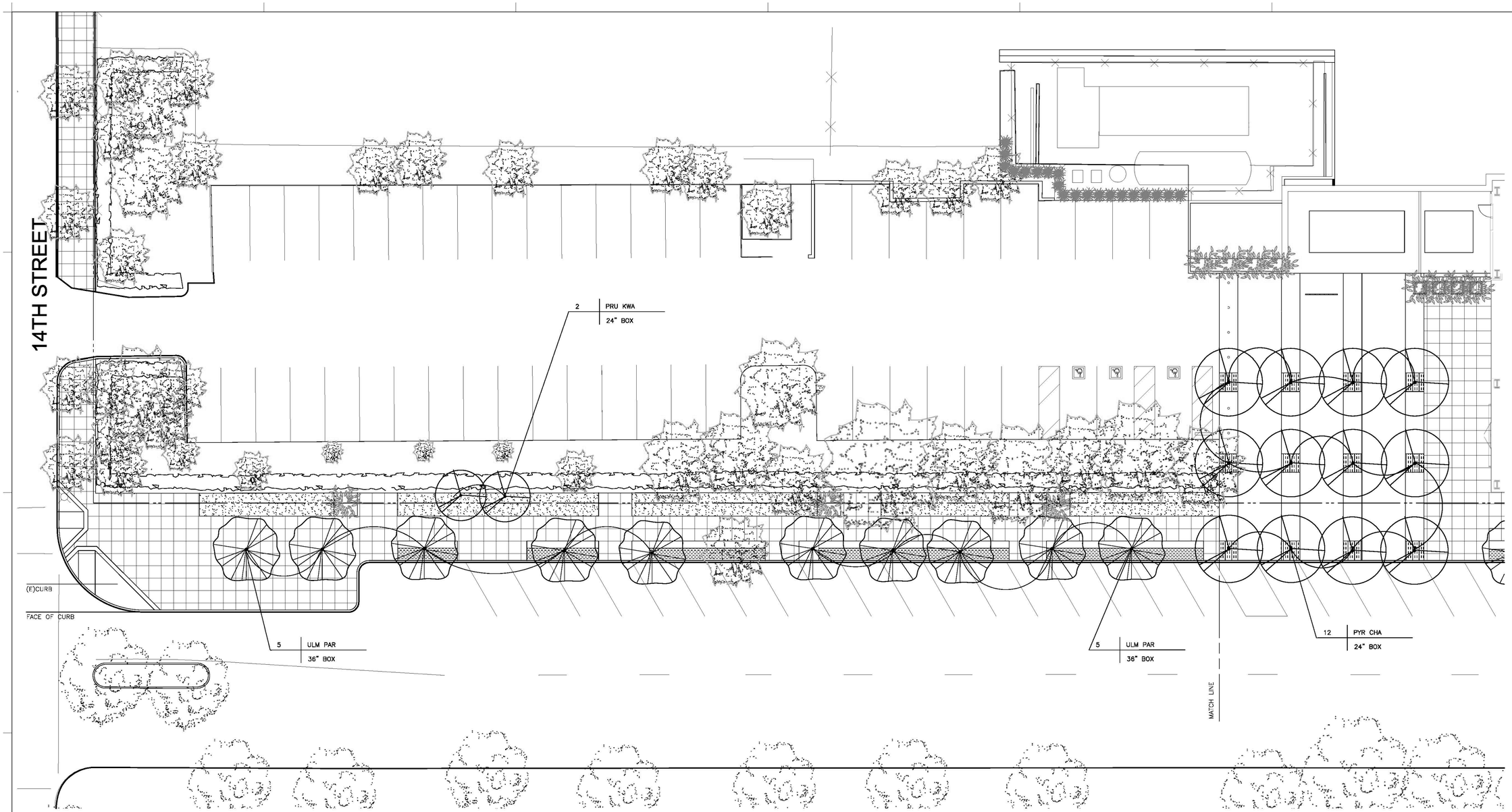

PLANT MATERIAL LIST

TREES – SIZES AND QUANTITIES PER PLAN

KEY	BOTANICAL NAME	SIZE	COUNT
FRA EXC	FRAXINUS EXCELCIOR	36" BOX	2
		36" BOX	3
LYN ASP	LYONOTHAMNUS F. ASPLENIFOLIUS	15 GAL	4
PRU KWA	PRUNUS SERRULATA 'KWANZAN'	24" BOX	13
PYR CHA	PYRUS CALLERYANA 'CHANTICLEER'	24" BOX	16
ULM PAR	ULMUS PARVIFOLIA	36" BOX	2
		24" BOX	6
EXISTING TREES TO REMAIN		36" BOX	6

SHRUBS

BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	5 GAL
NANDINA DOMESTICA	5 GAL
(E) HEDGE TO REMAIN	
BAMBOO SPECIES	15/25 GAL
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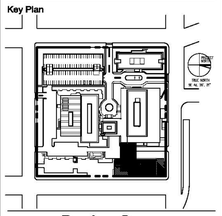

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Noe Street Medical Office Building

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LANDSCAPE
PLANTING PLAN
SOUTH

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1/10" = 1'-0"

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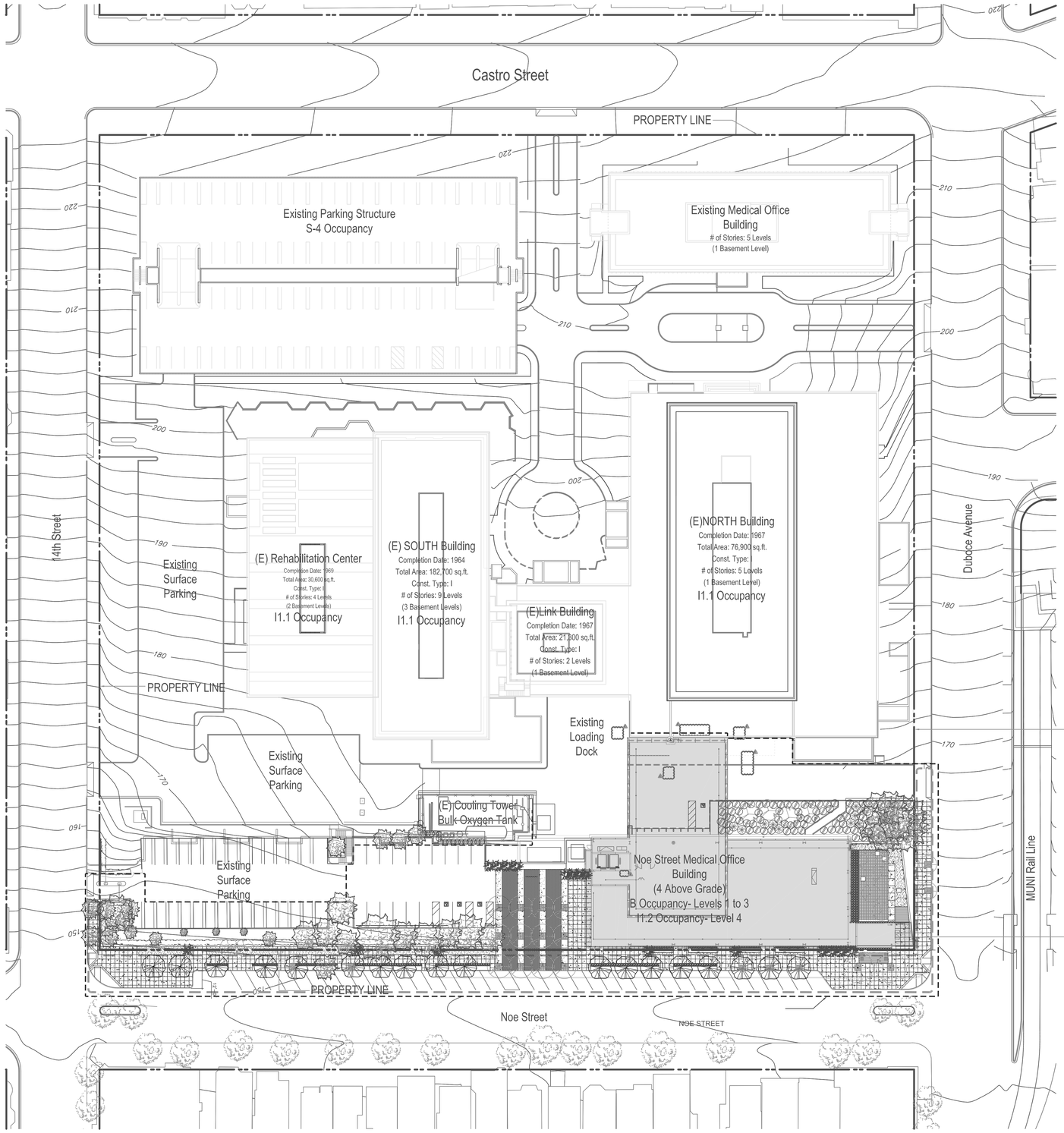

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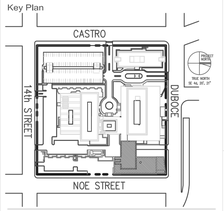

Davies Campus

Noe Street Medical Office Building

Drawing Title

CAMPUS SITE PLAN

Scale
1/32" = 1'-0"

Drawing Number
A1.1

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A101 REVISED 2012-02-08.dwg
Mo 02/23/2012 [Thu 5:06pm]

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XREF Filename List:
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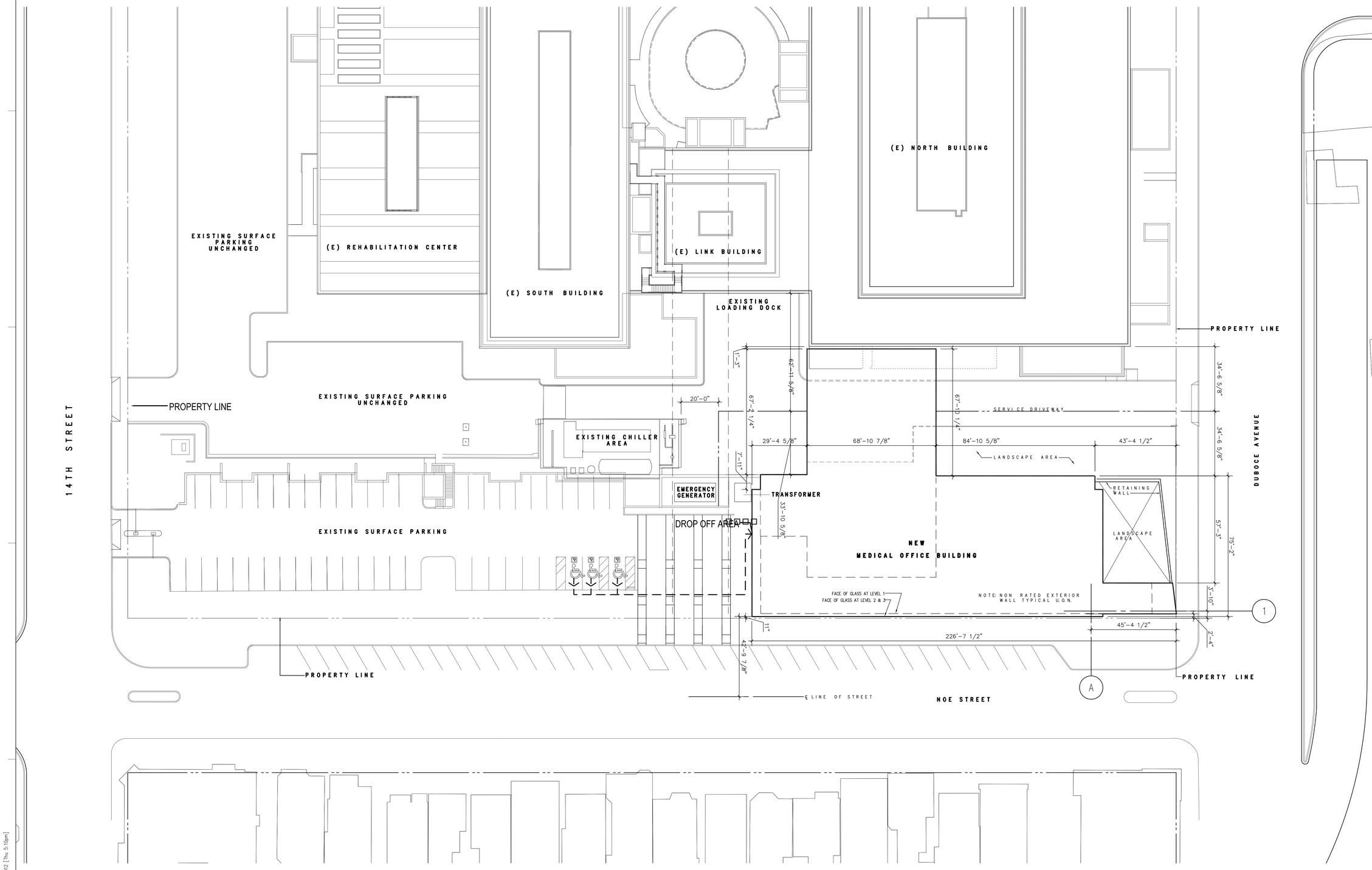
Plot Layout:
Plot Date:



NOTE : DIMENSIONS ARE APPROXIMATE

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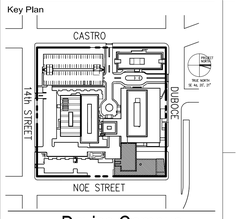
Seals and Signatures

LICENSED ARCHITECT
STEPHEN G. PEPPER
No. C 10625
10-05-06
STATE OF CALIFORNIA

Issued for	Rev	Date
CONDITIONAL USE - REV2	5	MAY 27, 2011
CONDITIONAL USE - REV1	4	MAY 23, 2007
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus

Noe Street Medical Office Building

Drawing Title

SITE PLAN

Scale
1/20" = 1'-0"

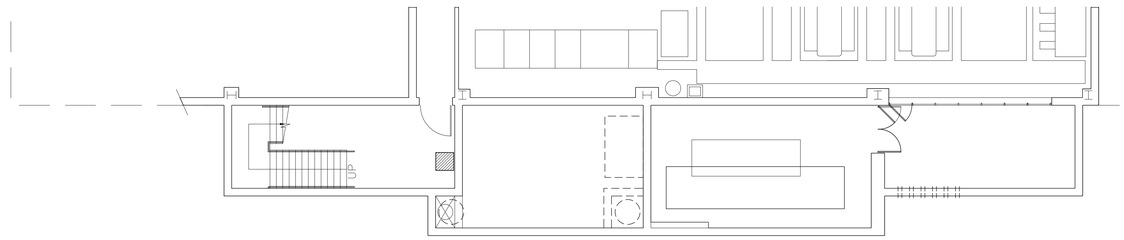
Drawing Number
A1.2

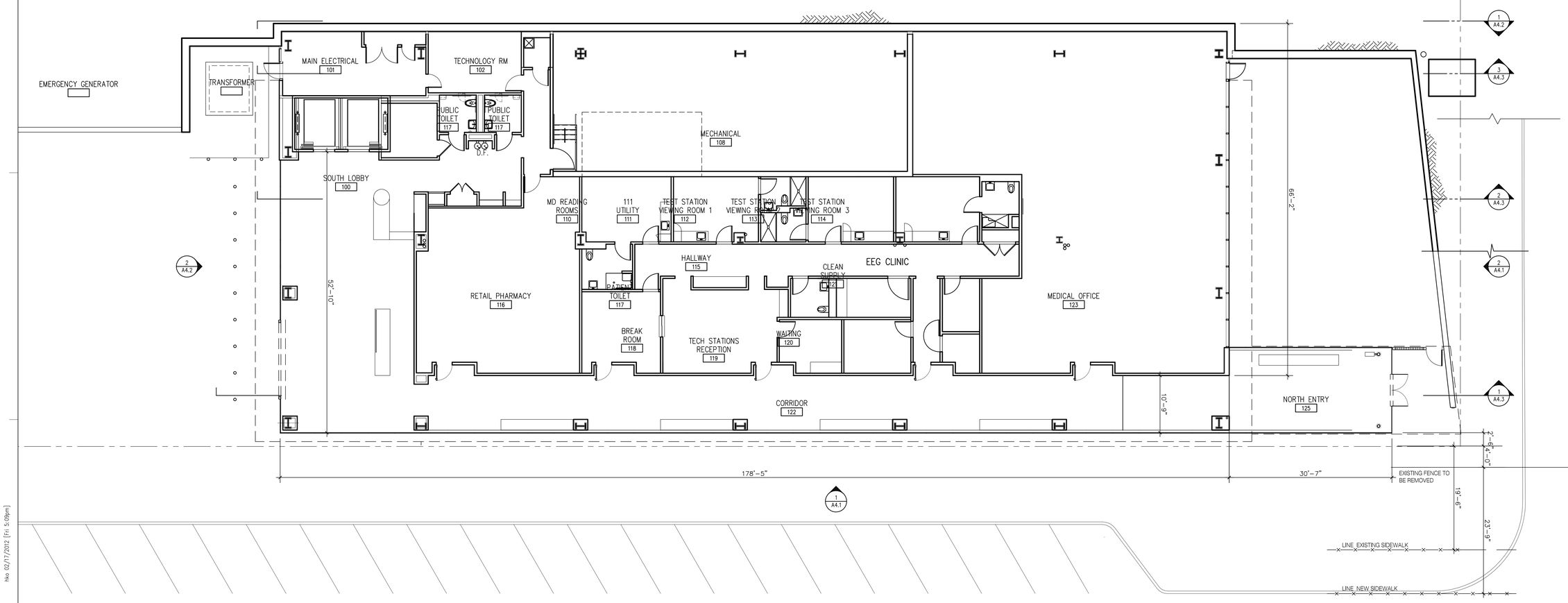
Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set- May 27th 2011\A102-SITE PLAN.dwg
XREF Filename List:
Named Plot Style: Mono.ctb
Plot Layout:
Plot Date: Mo 02/23/2012 [Thu 5:10pm]

SHEET NOTES

1. STOREFRONT GLAZING DIMENSIONS ARE TO OUTSIDE FACE OF GLAZING U.O.N.
2. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATIONS AND UTILITY CONNECTIONS.
3. REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR GRADE FINISHES.





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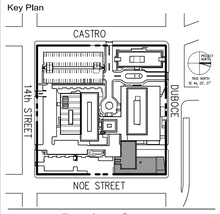
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title

LEVEL 1 FLOOR PLAN

Scale
1/8" = 1'-0"

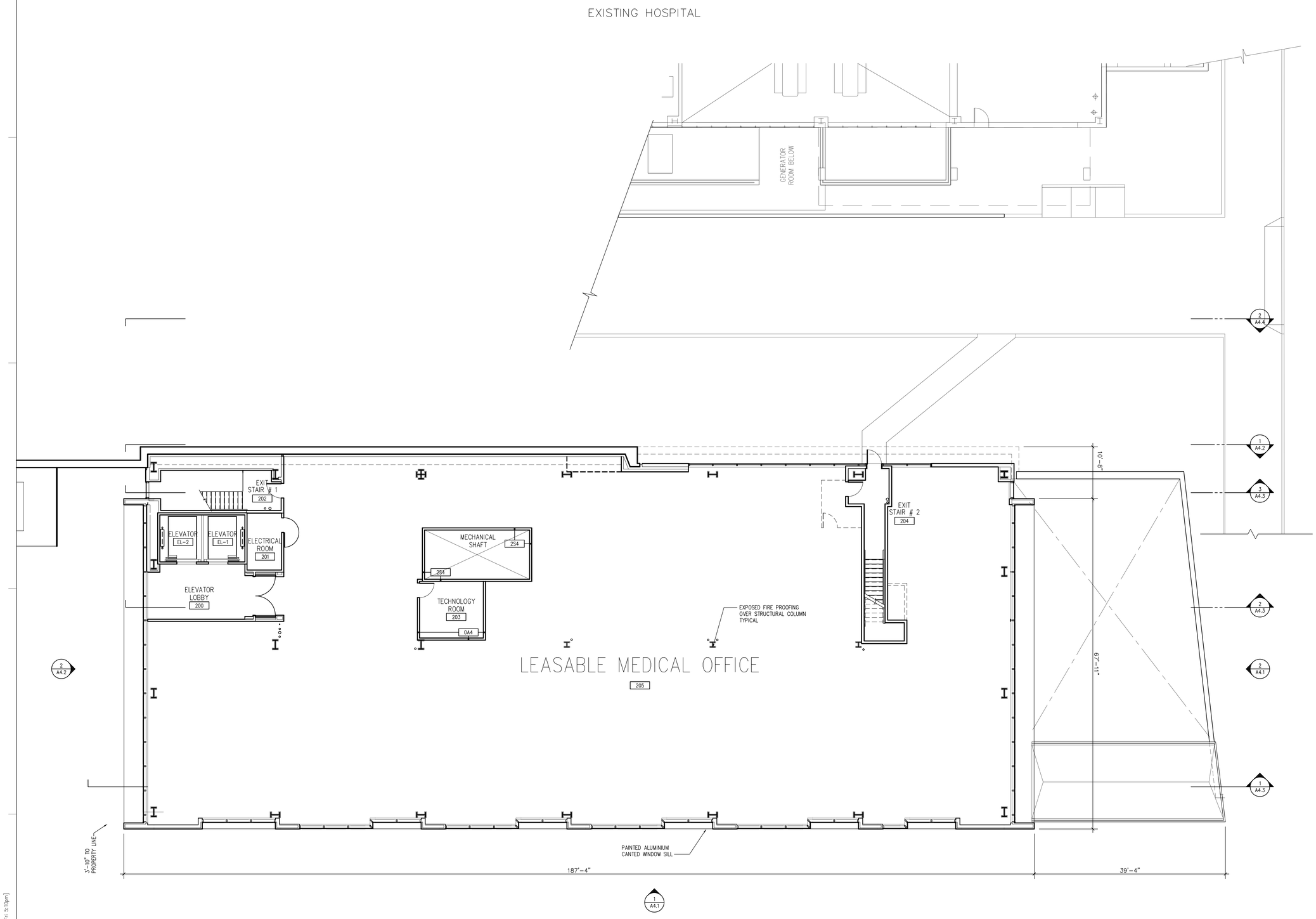
Drawing Number
A2.1

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A201-LEVEL 1 FLOOR PLAN.dwg
XREF Filename List:
Named Plot Style Setup:
Plot Layout:
Plot Date: hko 02/17/2012 [Fri 5:09pm]

SHEET NOTES

1. DIMENSIONS FOR WINDOW WALLS ARE FROM EXTERIOR FACE OF GLASS TO GRID LINE. TYPICAL U.O.N.
2. REFER TO DRAWING A2.1 FOR ADDITIONAL NOTES.



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10-05-06
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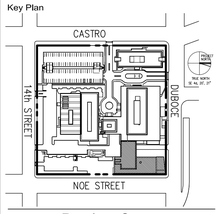
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus

Noe Street Medical Office Building

Drawing Title

LEVEL 2 FLOOR PLAN, (Leasable Medical Office)

Scale
1/8" = 1'-0"

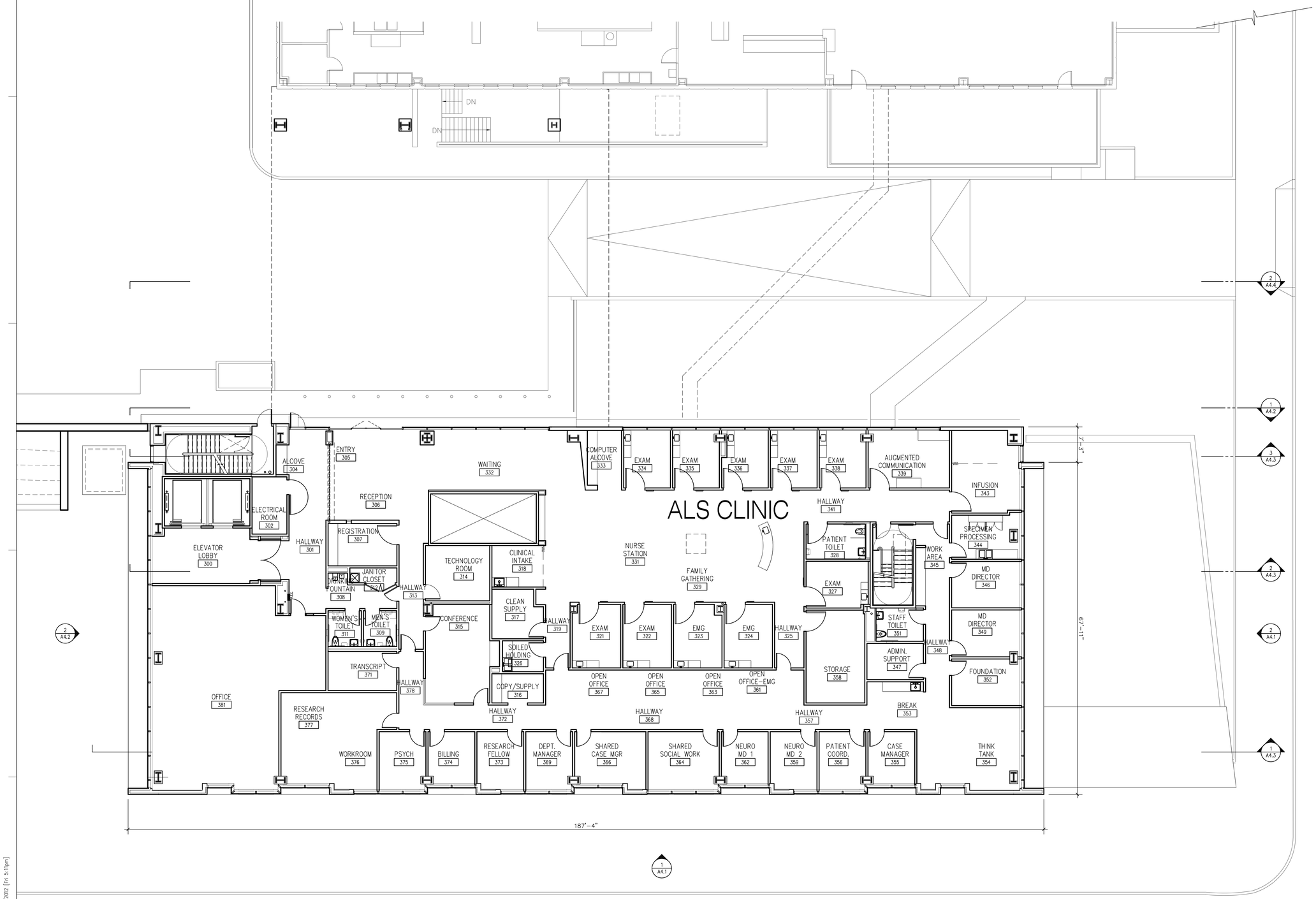
Drawing Number
A2.2

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A202-LEVEL 2 FLOOR PLAN.dwg
XREF Filename List:
Name of Plot Style Setup:
Plot Layout:
Plot Date: hko 02/17/2012 [Fri 5:10pm]

SHEET NOTES

1. REFER TO DRAWING A2.1 & A2.2 FOR ADDITIONAL NOTES.



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Seals and Signatures

LICENSED ARCHITECT
STEPHEN D. FOSTER
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10-05-06
STATE OF CALIFORNIA

Issued for

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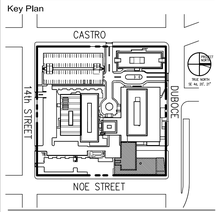
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
LEVEL 3 FLOOR PLAN
(ALS CLINIC)

Scale
1/8" = 1'-0"

Drawing Number
A2.3

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A203-LEVEL 3 FLOOR PLAN.dwg
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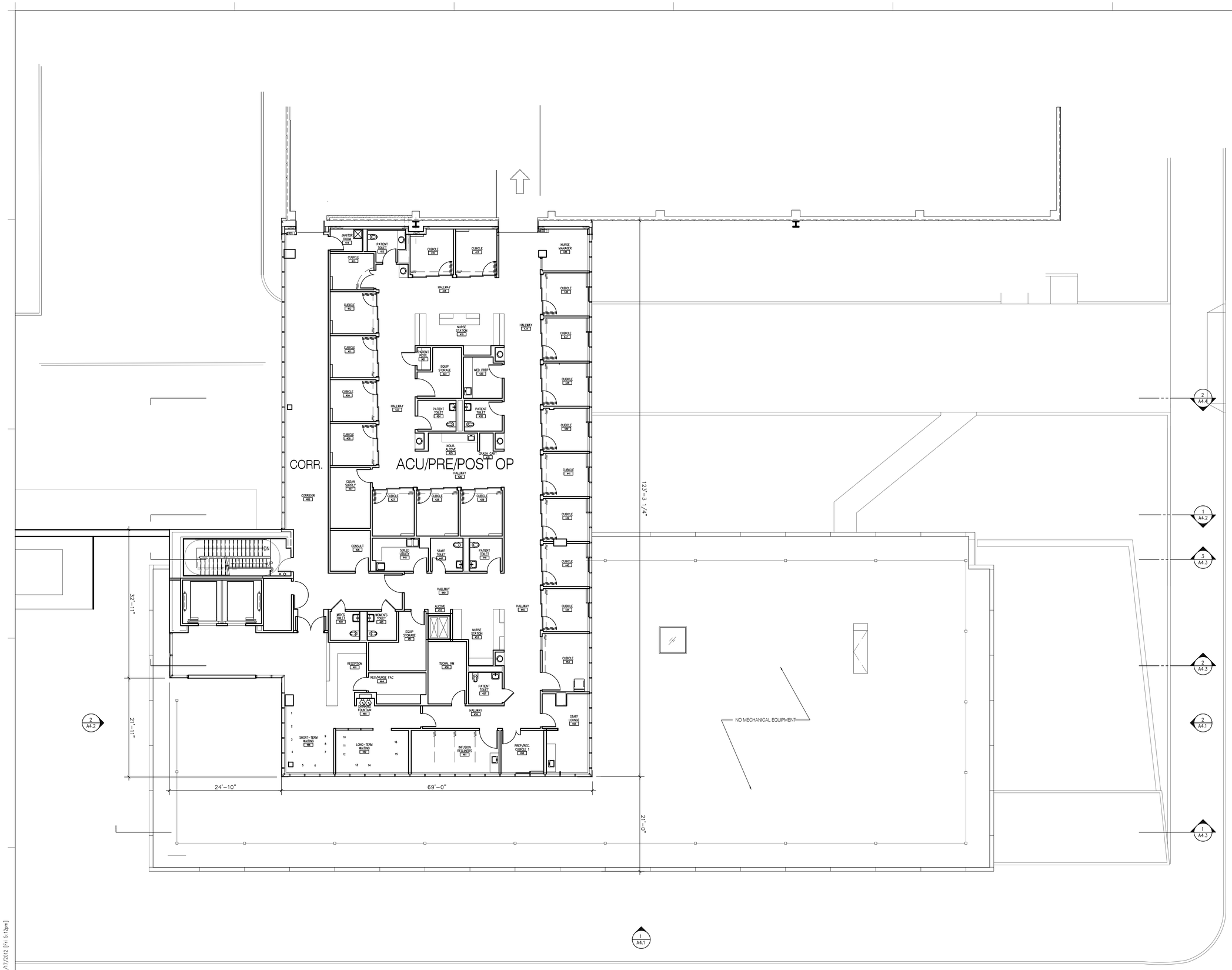

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Seals and Signatures

LICENSED ARCHITECT
STEPHEN G. FERRIER
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10-05-06
STATE OF CALIFORNIA

Issued for

	Rev	Date
CONDITIONAL USE - REV3	6	FEB 22, 2012
CONDITIONAL USE - REV2	5	MAY 27, 2011
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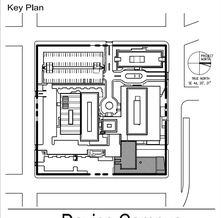
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title

LEVEL 4 FLOOR PLAN
(ACU/PRE/POST OP)

Scale
1/8" = 1'-0"

Drawing Number
A2.5

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A205 - LEVEL 4 FLOOR PLAN.dwg
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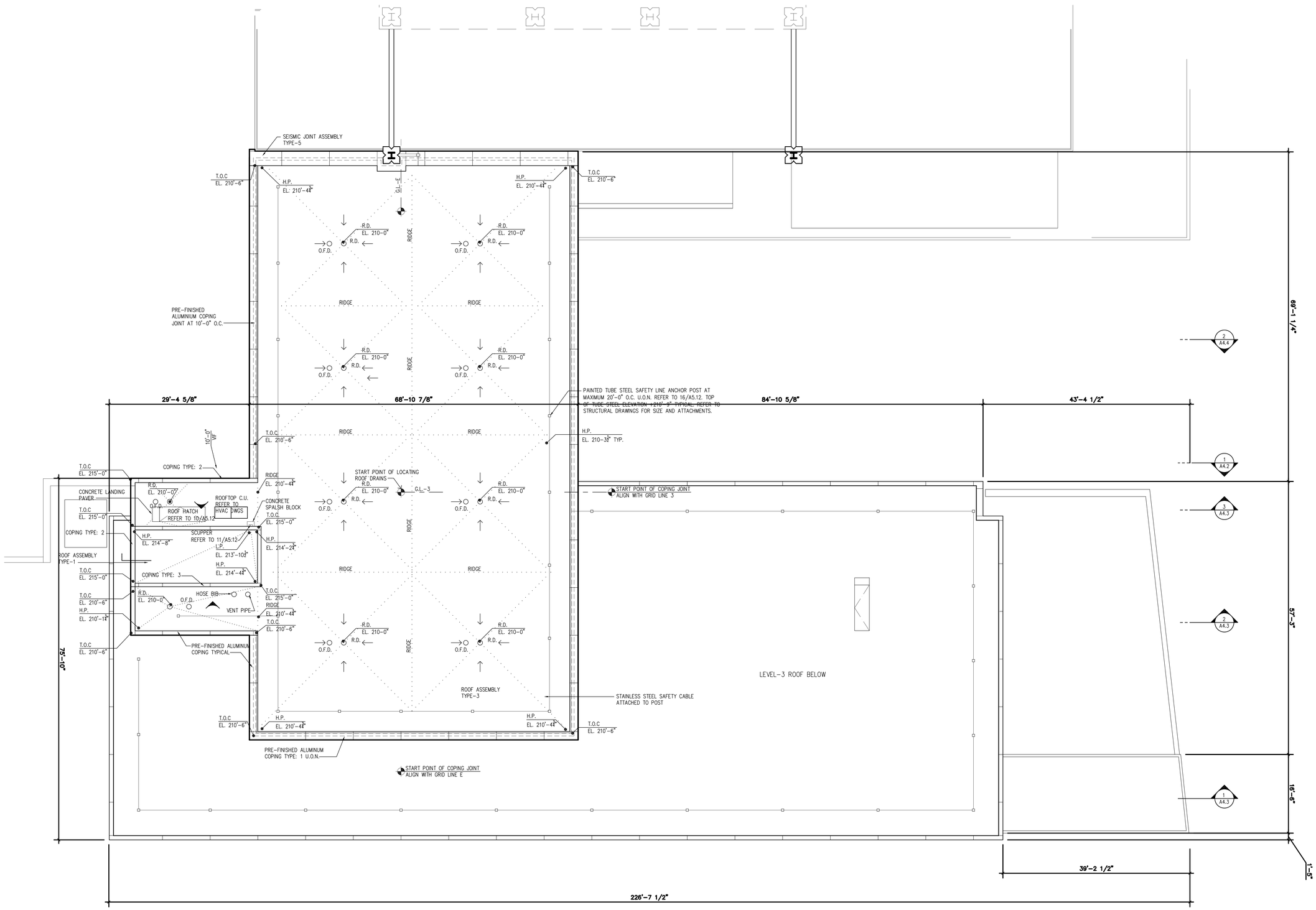
Xref and Page Setup:
Plot Layout:
Plot Date: hko 02/17/2012 [Fri 5:12pm]

SHEET NOTES

1. REFER TO DRAWINGS A2.1&A2.2 FOR ADDITIONAL NOTES



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Seals and Signatures

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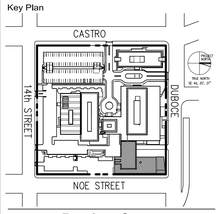
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus

Noe Street Medical Office Building

Drawing Title

HIGH ROOF PLAN

Scale 1/8" = 1'-0"

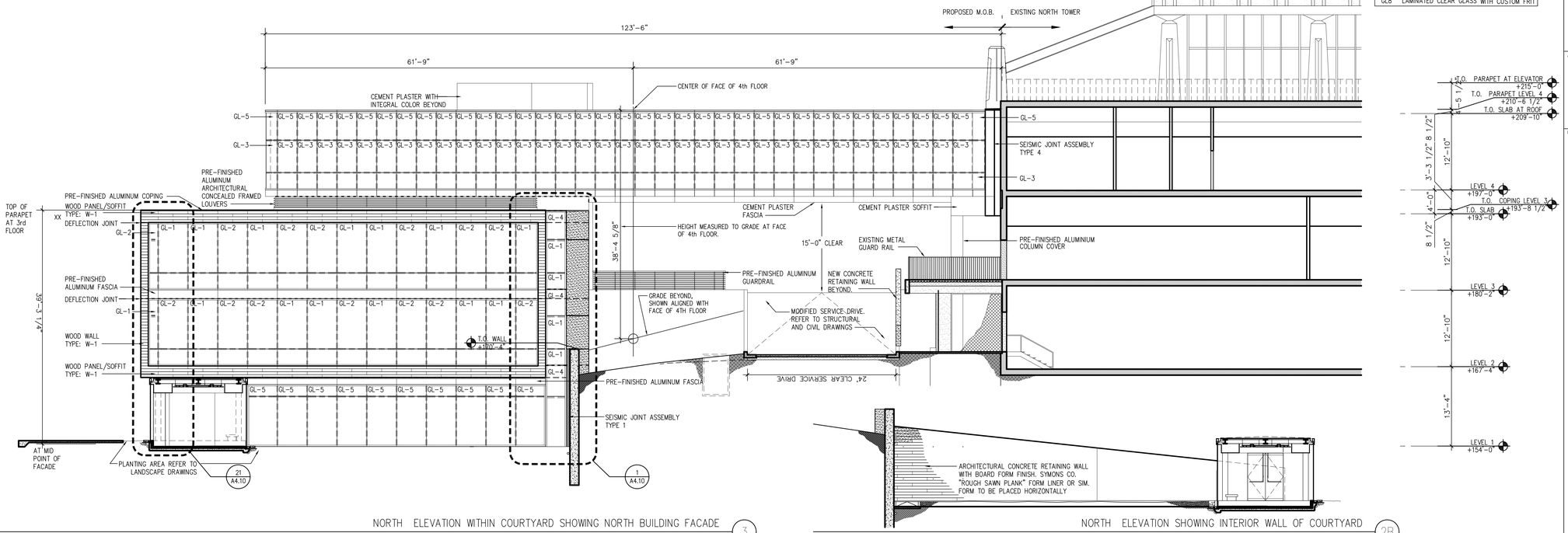
Drawing Number

A2.6

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A206 - HIGH ROOF PLAN.dwg
XREF Filename List:
Named Plot Style Sheet:
Plot Layout:
Plot Date: hko 02/17/2012 [Fri 5:13pm]

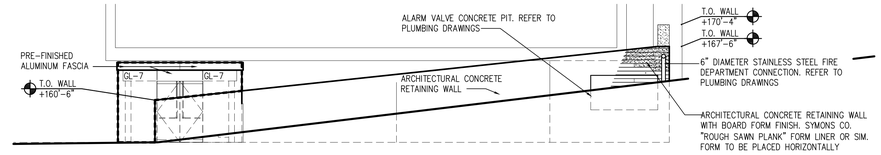
GLASS TYPES REFER TO SPECIFICATIONS FOR FULL DESCRIPTION	
GL1	INSULATED CLEAR GLASS
GL2	INSULATED CLEAR ETCHED GLASS
GL3	INSULATED CLEAR GLASS WITH CUSTOM FRIT
GL4	INSULATED CLEAR GLASS
GL5	CLEAR FLOAT GLASS WITH CUSTOM FRIT
GL6	CLEAR TEMPERED GLASS
GL7	LAMINATED CLEAR GLASS WITH CUSTOM FRIT
GL8	LAMINATED CLEAR GLASS WITH CUSTOM FRIT



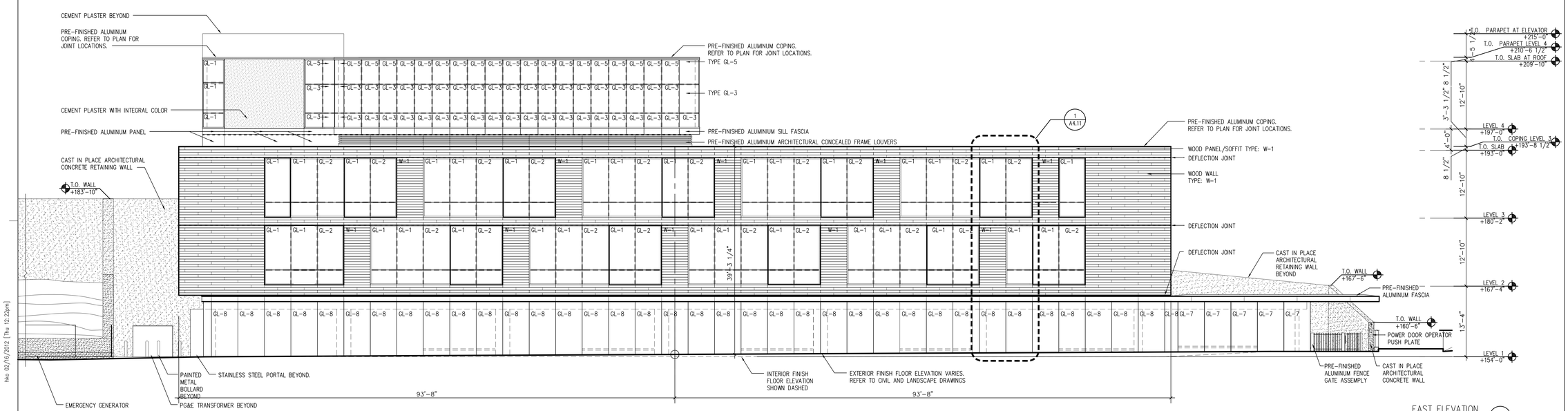
NORTH ELEVATION WITHIN COURTYARD SHOWING NORTH BUILDING FACADE (3)

REFER TO DRAWING 1 FOR ADDITIONAL NOTES.

NORTH ELEVATION SHOWING INTERIOR WALL OF COURTYARD (2B)



NORTH ELEVATION SHOWING EXTERIOR WALL OF COURTYARD (2A)



EAST ELEVATION (1)

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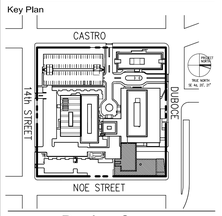
Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
BUILDING ELEVATIONS EAST AND NORTH

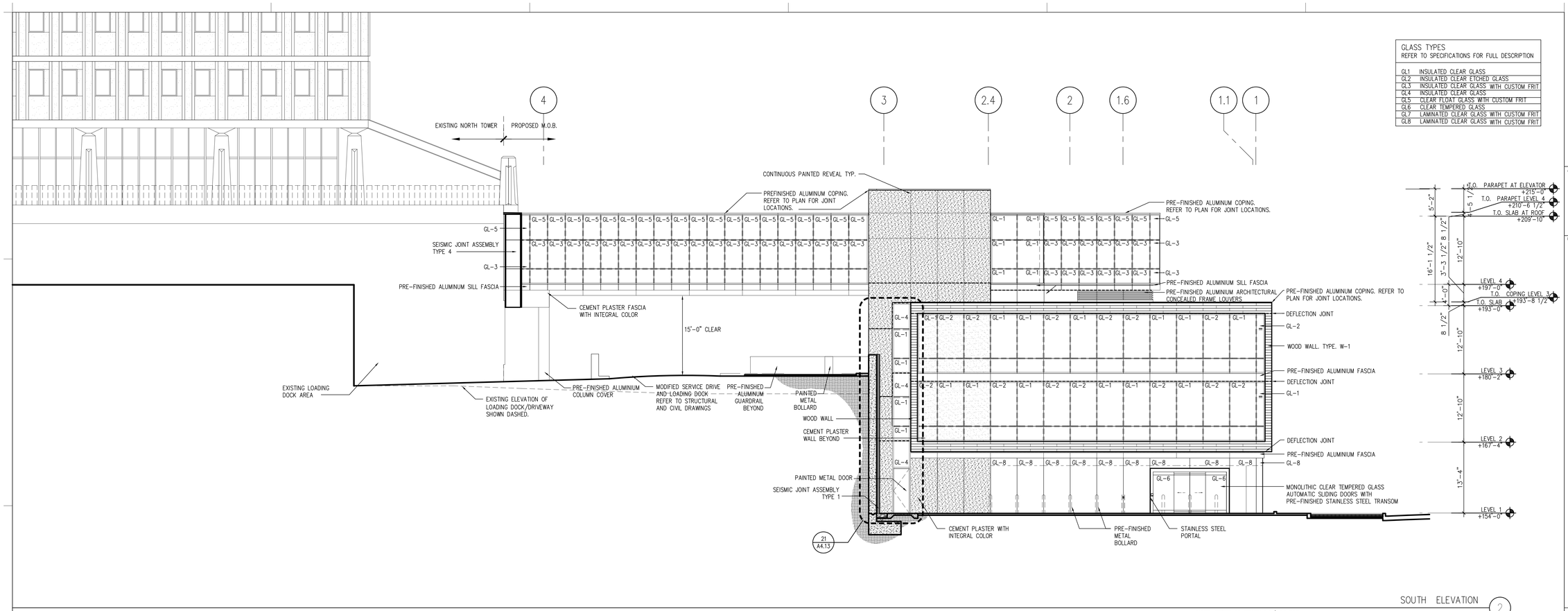
Scale
1/8" = 1'-0"

Drawing Number
A4.1

Project Number
SmithGroup/SOM 38140.016
FPD 341.460.20

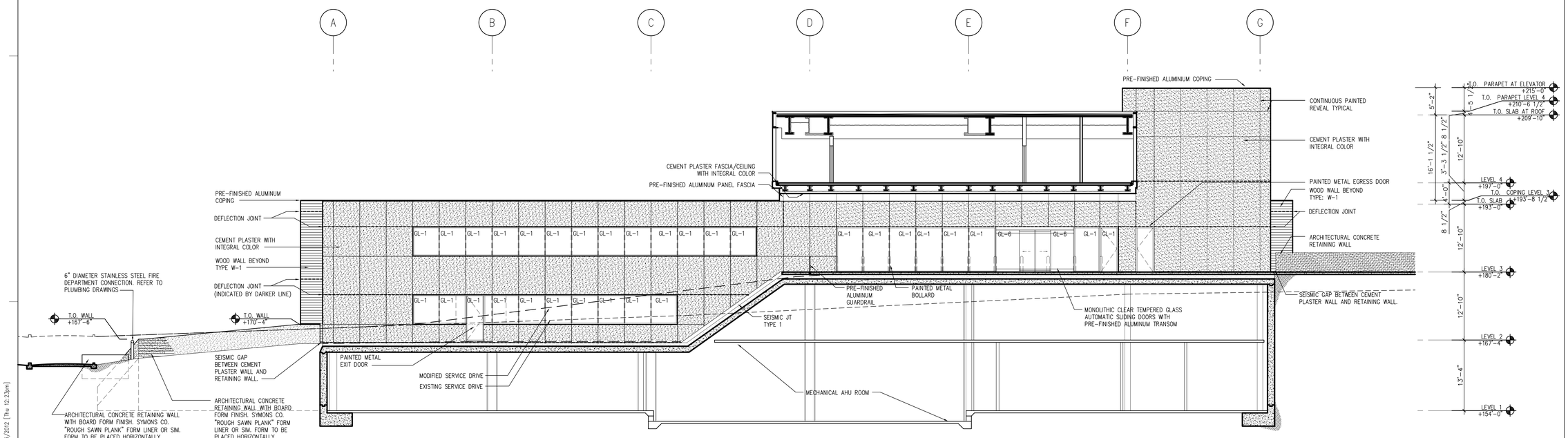
Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A4.1-BUILDING ELEVATIONS EAST AND NORTH 2012-02-08.dwg
XREF Filename List:
Named Page Setup:
Plot Layout:
Plot Date: hko 02/16/2012 [Thu 12:22pm]

GLASS TYPES REFER TO SPECIFICATIONS FOR FULL DESCRIPTION	
GL1	INSULATED CLEAR GLASS
GL2	INSULATED CLEAR ETCHED GLASS
GL3	INSULATED CLEAR GLASS WITH CUSTOM FRIT
GL4	INSULATED CLEAR GLASS
GL5	CLEAR FLOAT GLASS WITH CUSTOM FRIT
GL6	CLEAR TEMPERED GLASS
GL7	LAMINATED CLEAR GLASS WITH CUSTOM FRIT
GL8	LAMINATED CLEAR GLASS WITH CUSTOM FRIT



SOUTH ELEVATION 2

NOTE : REFER TO DRAWING 1/A4.1 FOR ADDITIONAL NOTES.



WEST ELEVATION 1

NOTE : REFER TO DRAWING 1/A4.1 FOR ADDITIONAL NOTES.

California Pacific Medical Center
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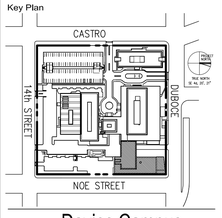
Seals and Signatures

LICENSED ARCHITECT STEPHEN G. FERRIER No. C 10625 10-05-06 STATE OF CALIFORNIA

Issued for	Rev	Date
CONDITIONAL USE - REV3	6	FEB 22, 2012
CONDITIONAL USE - REV1	4	MAY 23, 2007
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
BUILDING ELEVATIONS WEST AND SOUTH

Scale 1/8" = 1'-0"

Drawing Number
A4.2

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A4.2-BUILDING ELEVATIONS WEST AND SOUTH 2012-02-08.dwg
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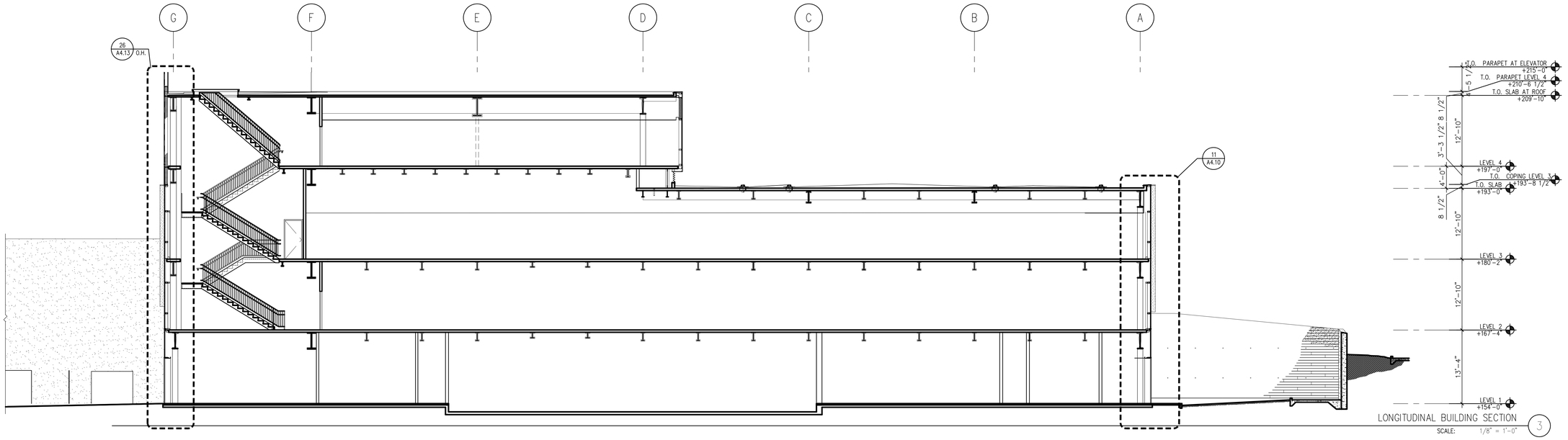
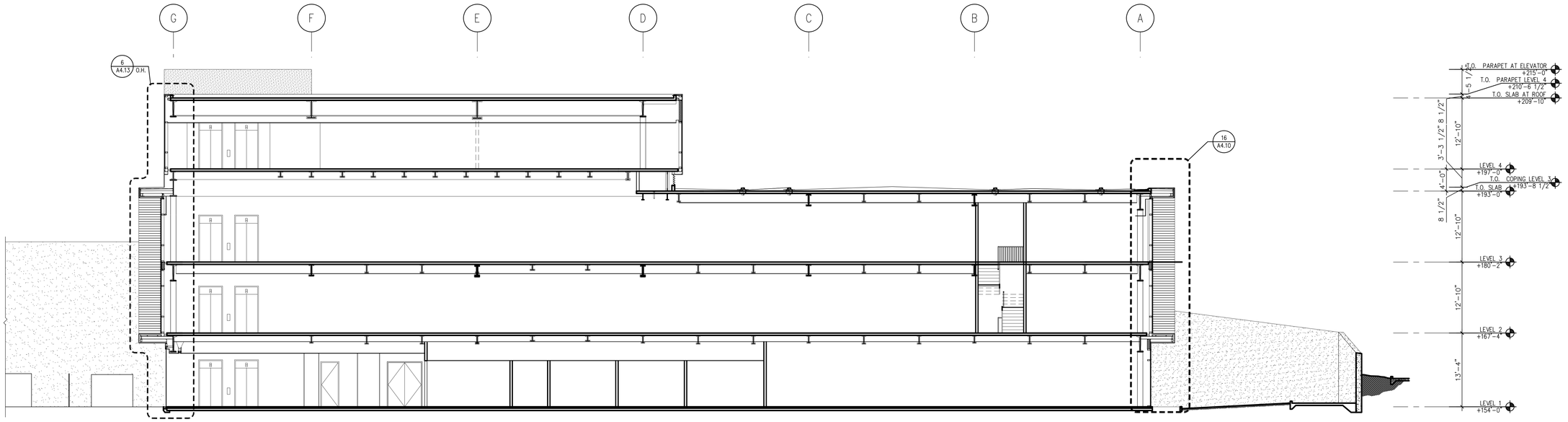
Named Plot Style Setup:
Plot Layout:
Plot Date: hko 02/16/2012 [Thu 12:23pm]



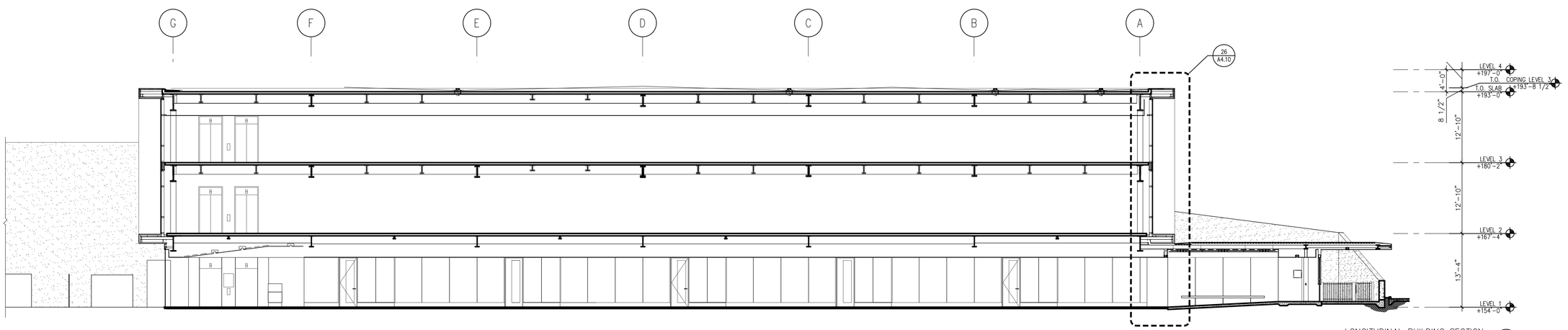
LONGITUDINAL BUILDING SECTION 3

SCALE: 1/8" = 1'-0"



LONGITUDINAL BUILDING SECTION 2

SCALE: 1/8" = 1'-0"



LONGITUDINAL BUILDING SECTION 1

SCALE: 1/8" = 1'-0"

P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set- May 27th, 2011\A403-building sections.dwg

hko 02/23/2012 [Thu, 5:13pm]

Plot Sheet Filename:
XREF Filename List:
Named Plot Style Setup:
Plot Layout:
Plot Date:

California Pacific Medical Center

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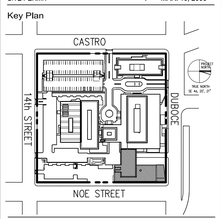
Seals and Signatures

LICENSED ARCHITECT
STEPHEN D. FOSTER
No. C 10625
10-05-06
STATE OF CALIFORNIA

Issued for

	Rev	Date
CONDITIONAL USE - REV3	6	FEB 22, 2022
CONDITIONAL USE - REV2	5	MAY 27, 2011
CONDITIONAL USE - REV1	4	MAY 23, 2007
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus

Noe Street Medical Office Building

Drawing Title

BUILDING SECTIONS

Scale

1/8" = 1'-0"

Drawing Number

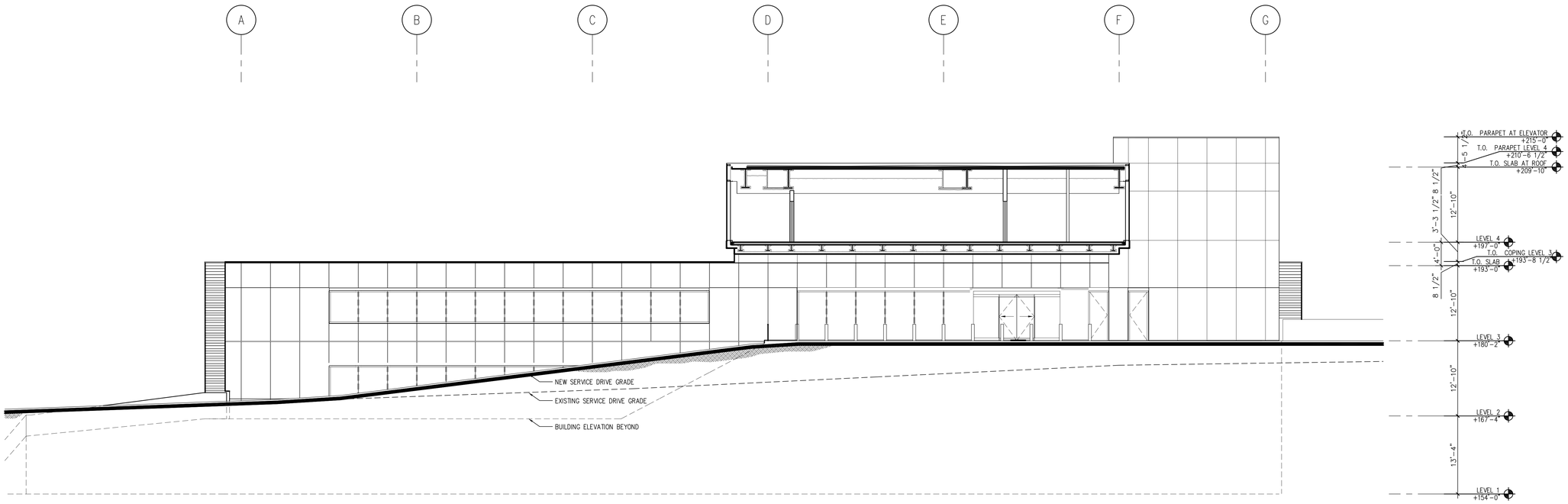
A4.3

Project Number
SmithGroup/SOM 38140.016

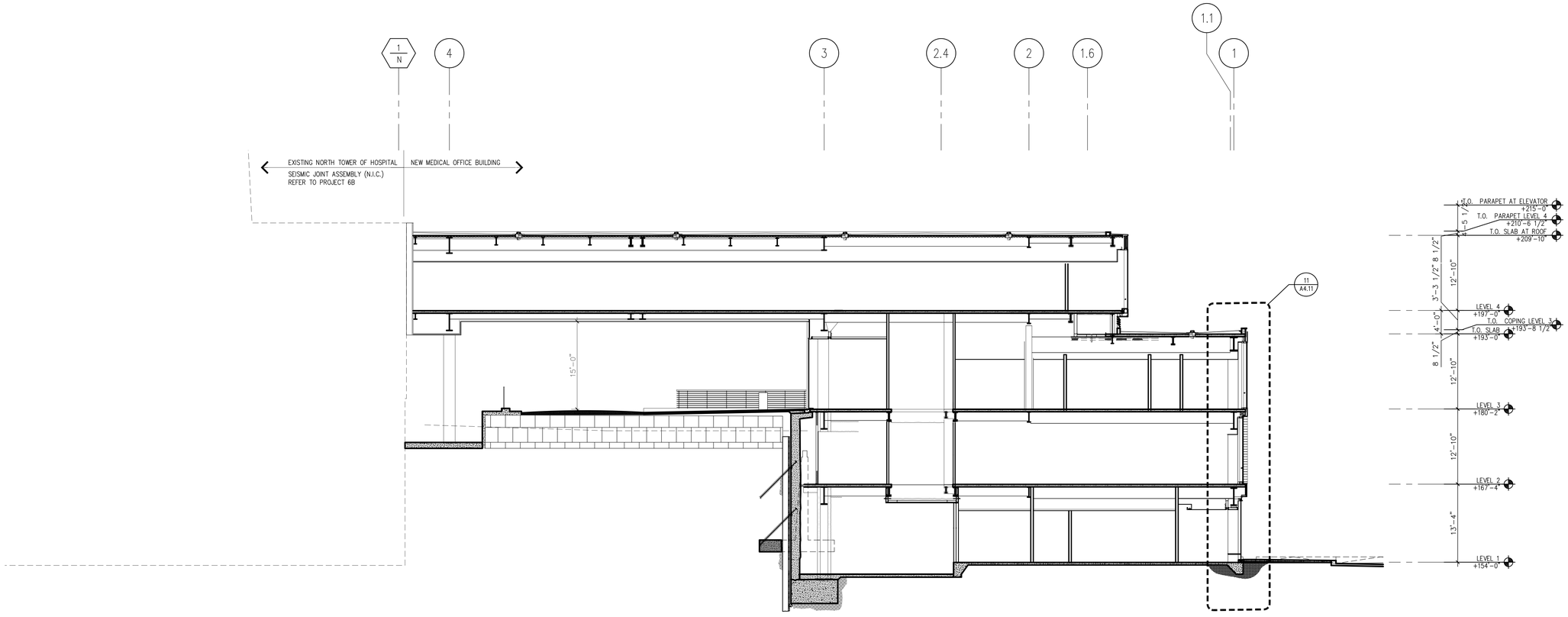
FPD 341.460.20

SHEET NOTES

1. REFER TO DRAWING G0.1 FOR GENERAL NOTES.



LONGITUDINAL SECTION THROUGH SERVICE DRIVE 2



TRANSVERSE BUILDING SECTION 1

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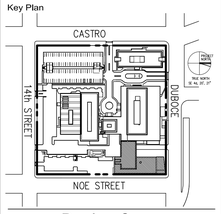
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus

Noe Street Medical Office Building

Drawing Title

BUILDING SECTION

Scale 1/8" = 1'-0"

Drawing Number

A4.4

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename: P:\31891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\May 23-2007\A404.dwg
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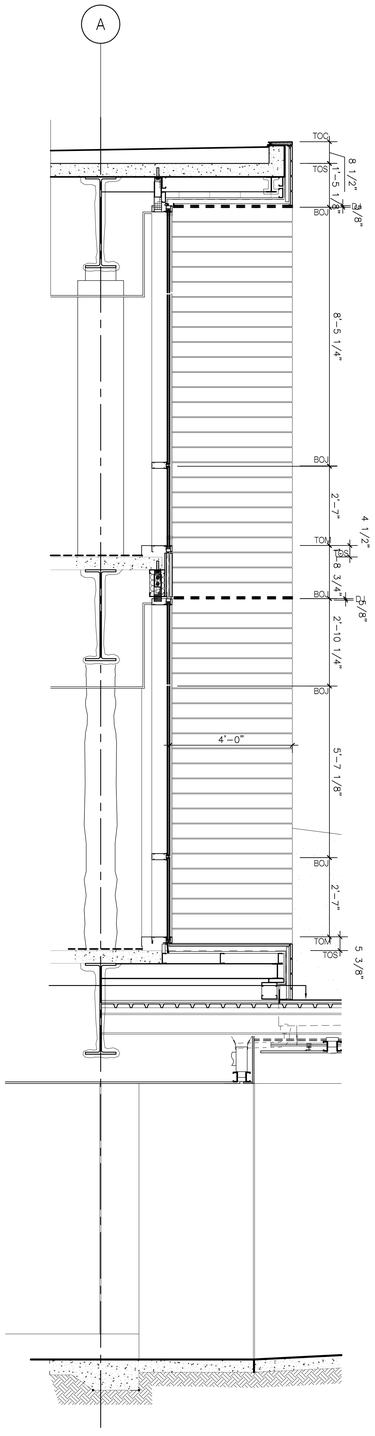
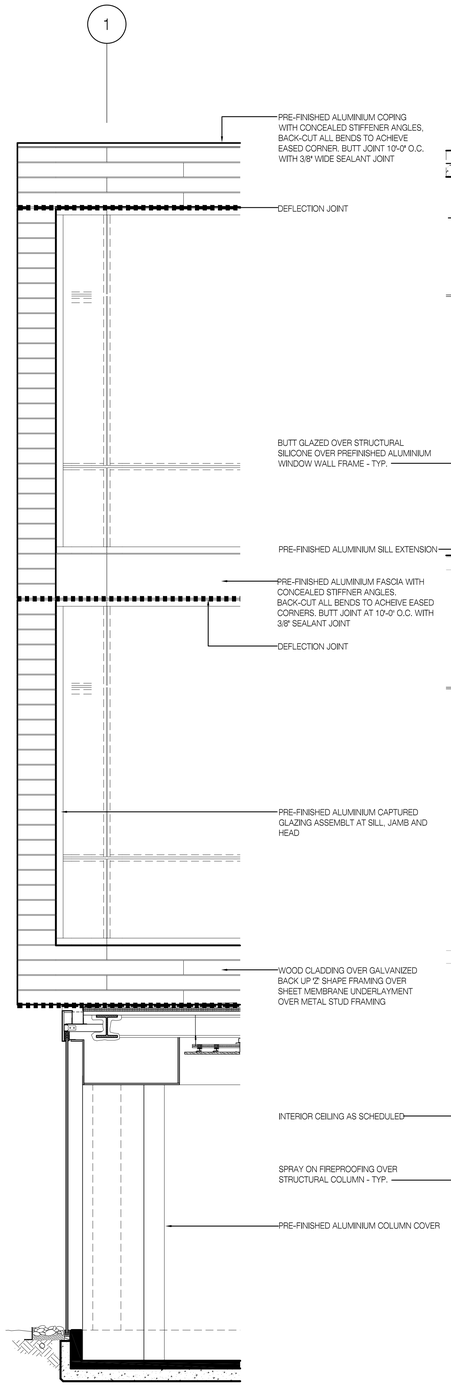


ENLARGED ELEVATION (26)
SCALE: 1/2" = 1'-0"



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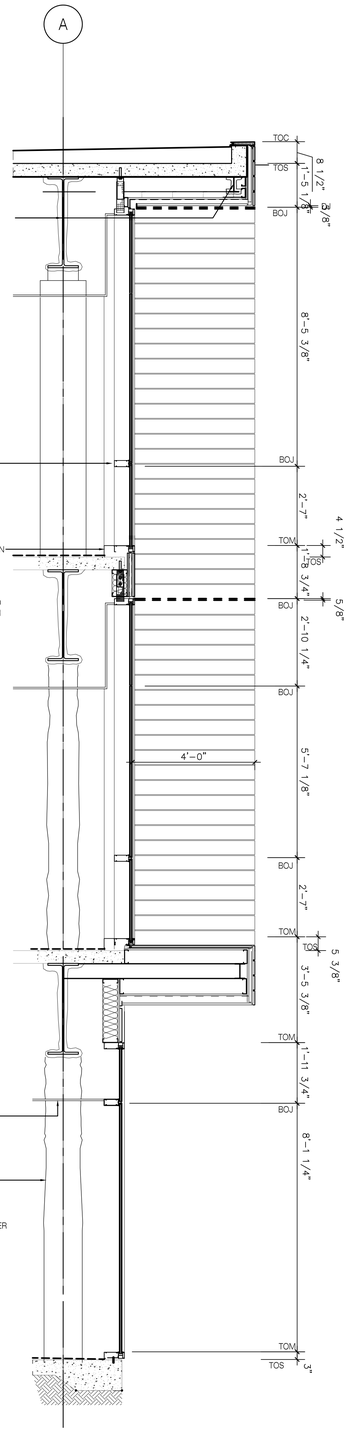
SCALE: 1/2" = 1'-0"



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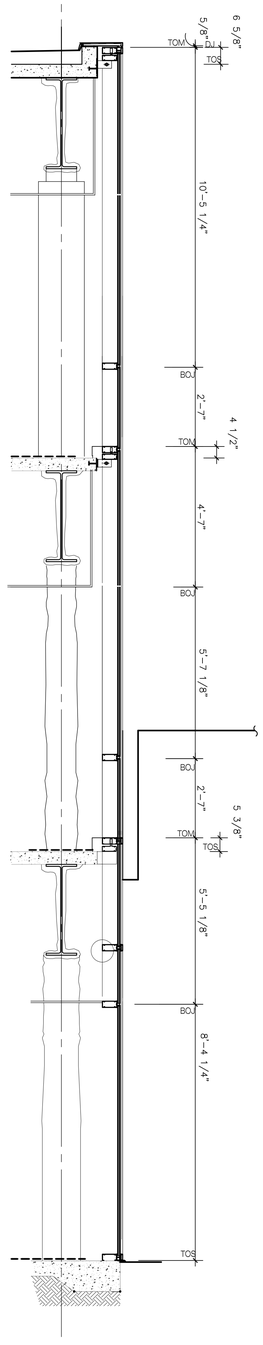
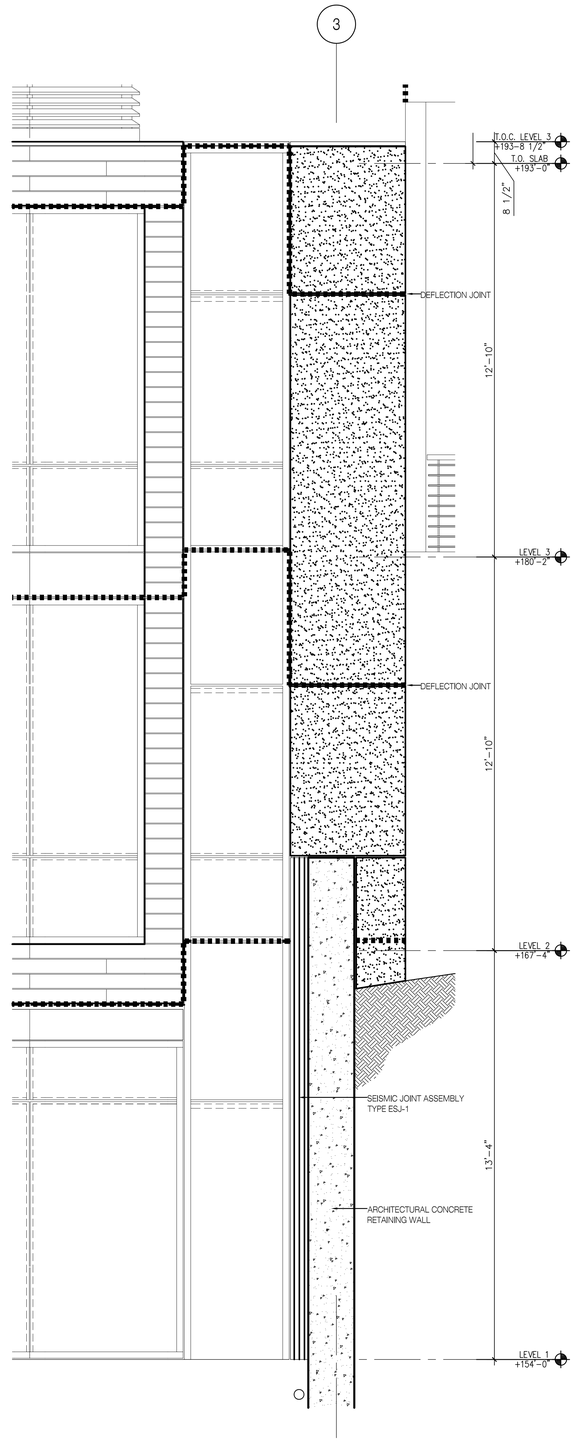


ENLARGED SECTION (11)
SCALE: 1/2" = 1'-0"



ENLARGED ELEVATION (1)
SCALE: 1/2" = 1'-0"

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STEPHEN G. PEPPER
No. C 10625
10-05-06
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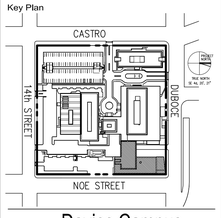
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
ENLARGED WALL SECTIONS AND ELEVATIONS

Scale
1/2" = 1'-0"

Drawing Number
A4.10

Project Number
SmithGroup/SOM 38140.016
FPD 341.460.20

Plot Sheet Filename: P:\38891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\Davies Full size set -Feb 8 2012\A4.10 ENLARGED WALL SECTIONS AND ELEVATIONS 2012-02-08.dwg
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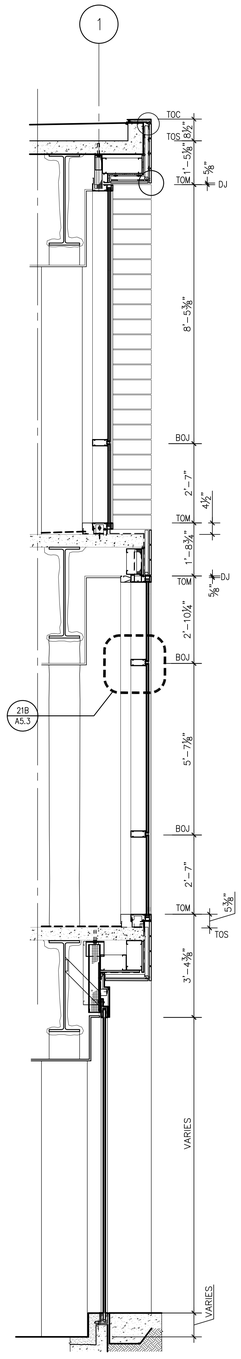
Plot Date: Wed 02/23/2012 [Thu 5:22pm]



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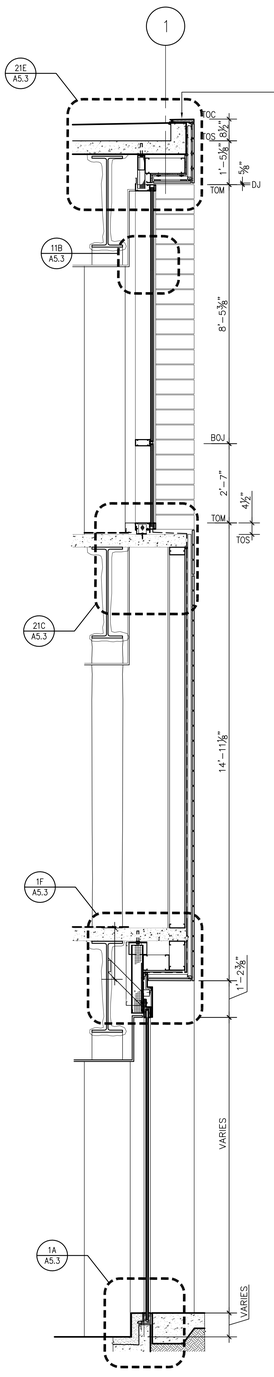
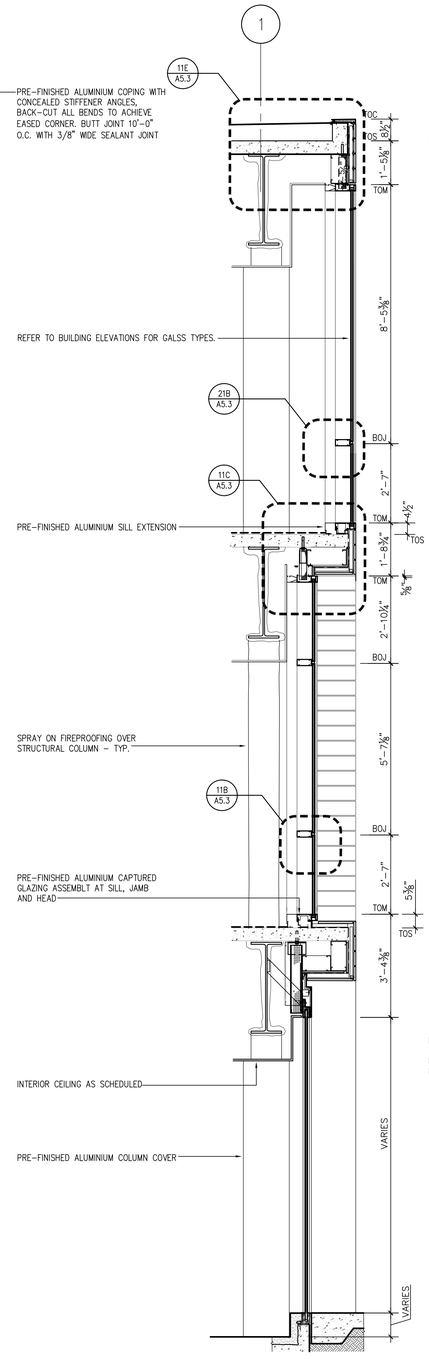
SCALE: 1/24" -= 1'-0"



ENLAGRED SECTION 16
SCALE: 1/24" -= 1'-0"



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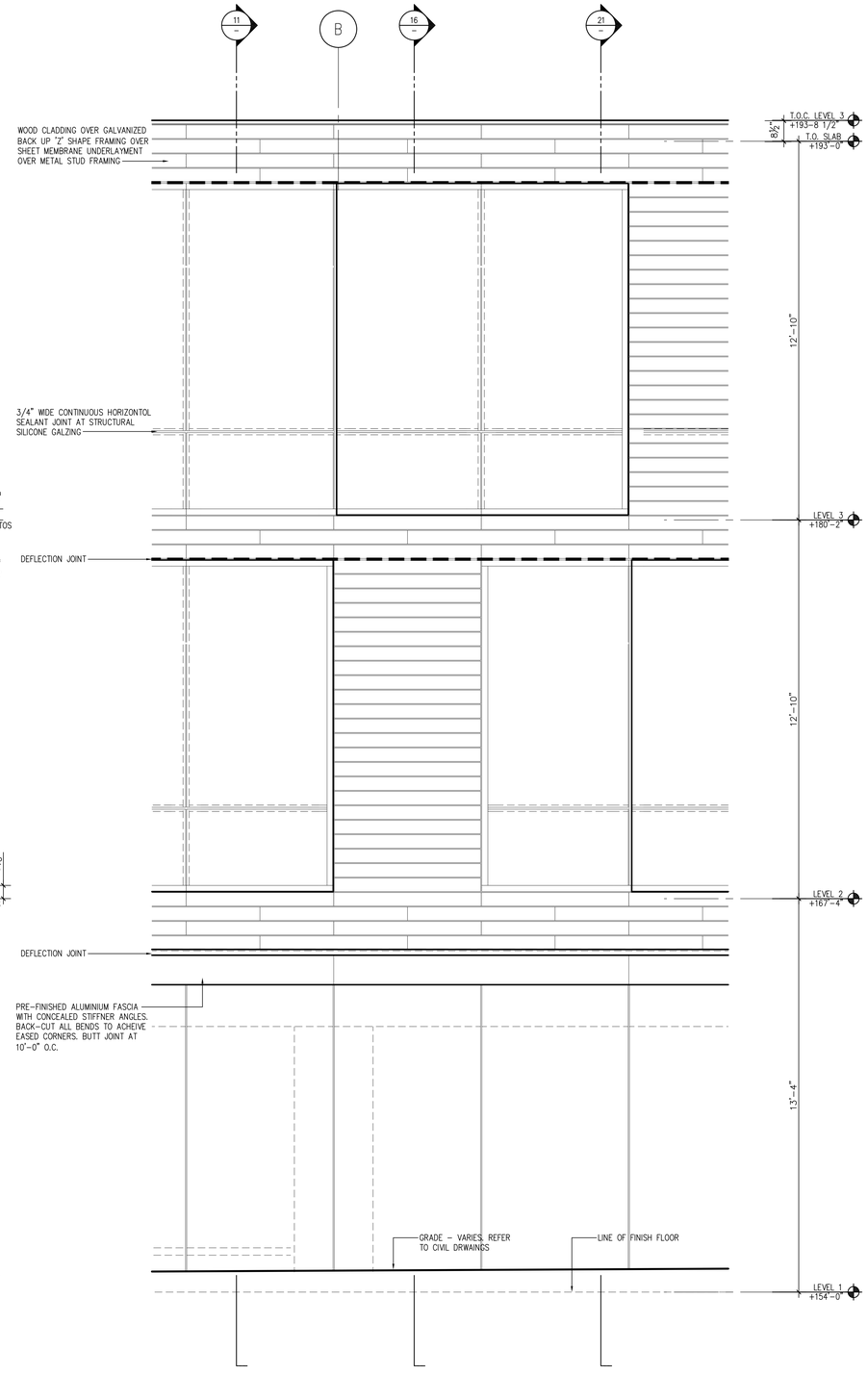
SCALE: 1/24" -= 1'-0"



ENLARED EAST ELEVATION 1
SCALE: 1/24" -= 1'-0"

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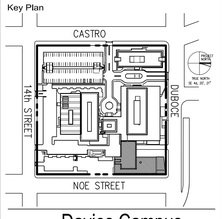
Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
ENLARGED
WALL SECTIONS
AND ELEVATIONS

Scale
1/2" = 1'-0"

Drawing Number
A4.11

Project Number
SmithGroup/SOM 38140.016
FPD 341.460.20

Plot Sheet Filename: P:\13891.000\Entitlements\CPMC Davies MOB Conditional Use Permit-Original\May 23-2007\A411.dwg
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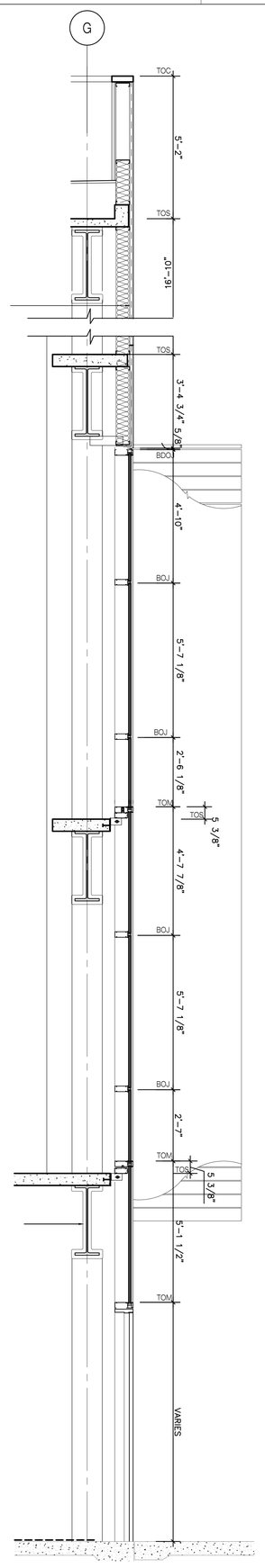
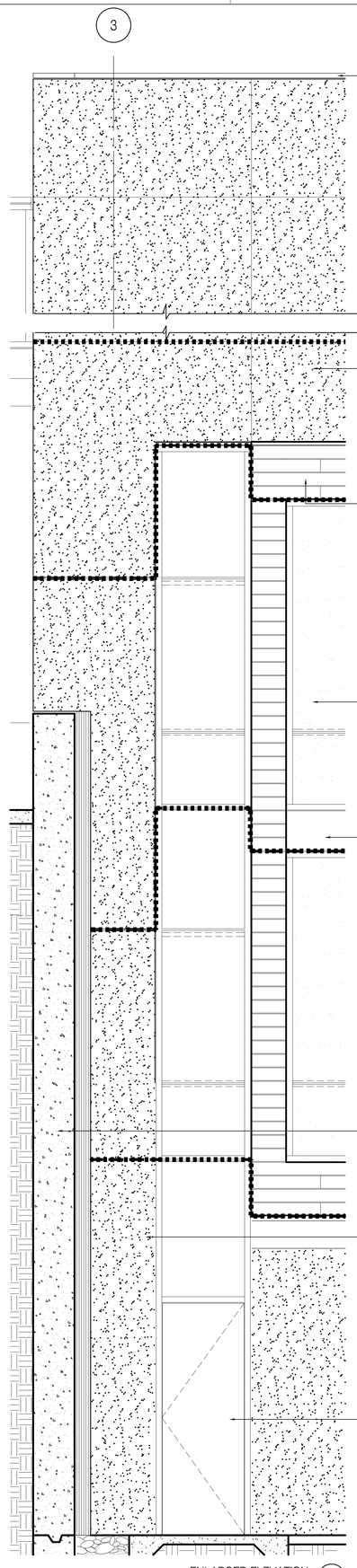


ENLARGED SECTION (26)
SCALE: 1/2" = 1'-0"



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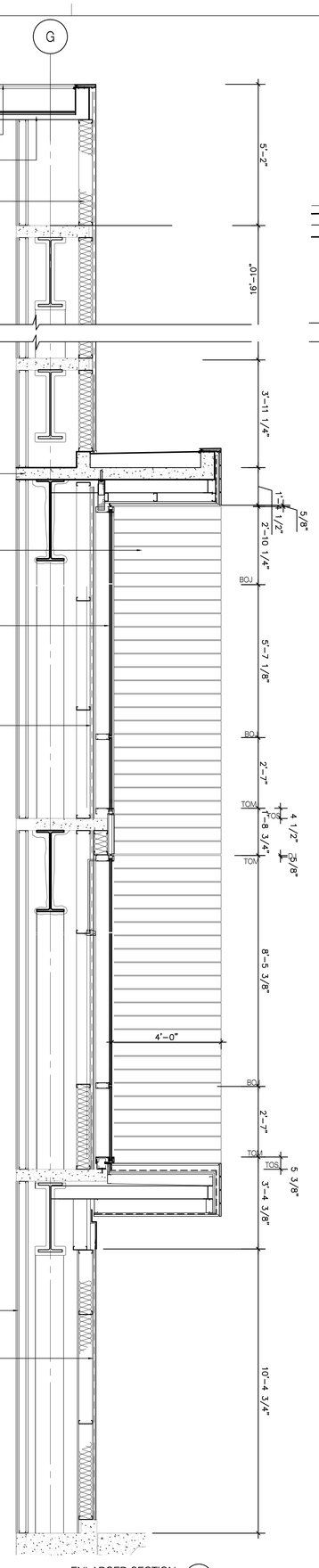

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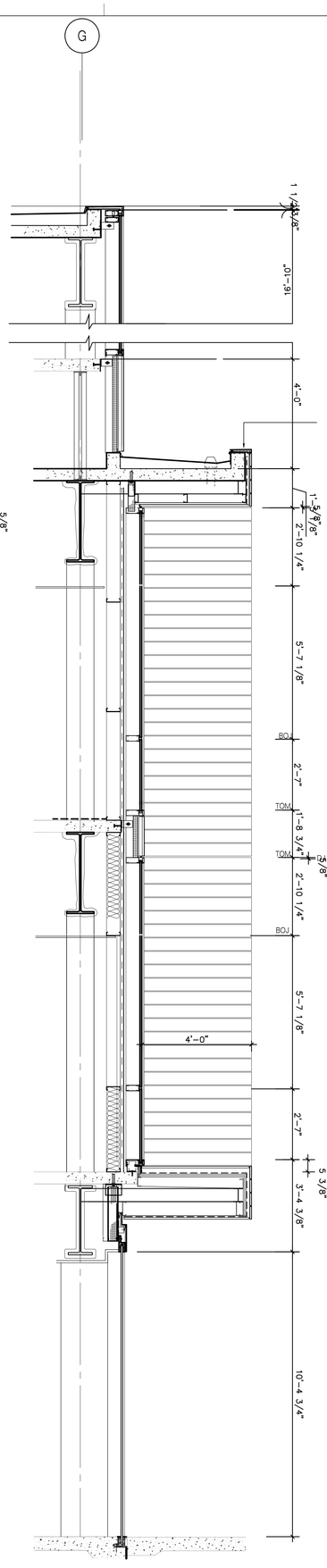

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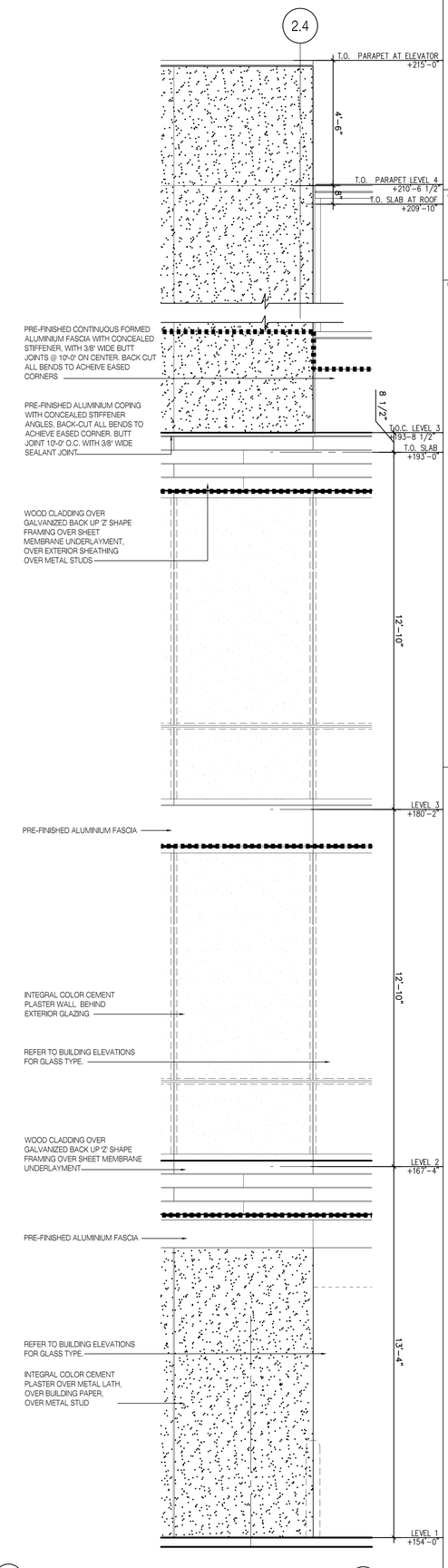

ENLARGED ELEVATION (1)
SCALE: 1/2" = 1'-0"

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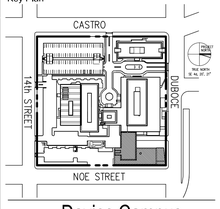
Seals and Signatures

LICENSED ARCHITECT
STEPHEN G. KEPPLER
No. C 10625
10-05-06
STATE OF CALIFORNIA

Issued for	Rev	Date
CONDITIONAL USE - REV3	5	FEB 22, 2012
CONDITIONAL USE - REV1	4	MAY 23, 2007
CONDITIONAL USE	3	NOV 08, 2006
REVISION ONE	2	OCT. 05, 2006
SITE PERMIT	1	MAR. 10, 2006

Key Plan



Davies Campus
Noe Street Medical Office Building

Drawing Title
ENLARGED WALL SECTIONS AND ELEVATIONS

Scale 1/2" = 1'-0"

Drawing Number
A4.13

Project Number
SmithGroup/SOM 38140.016 FPD 341.460.20

Plot Sheet Filename:
XREF Filename List:
Named Plot Style Setup:
Plot Layout:
Plot Date:
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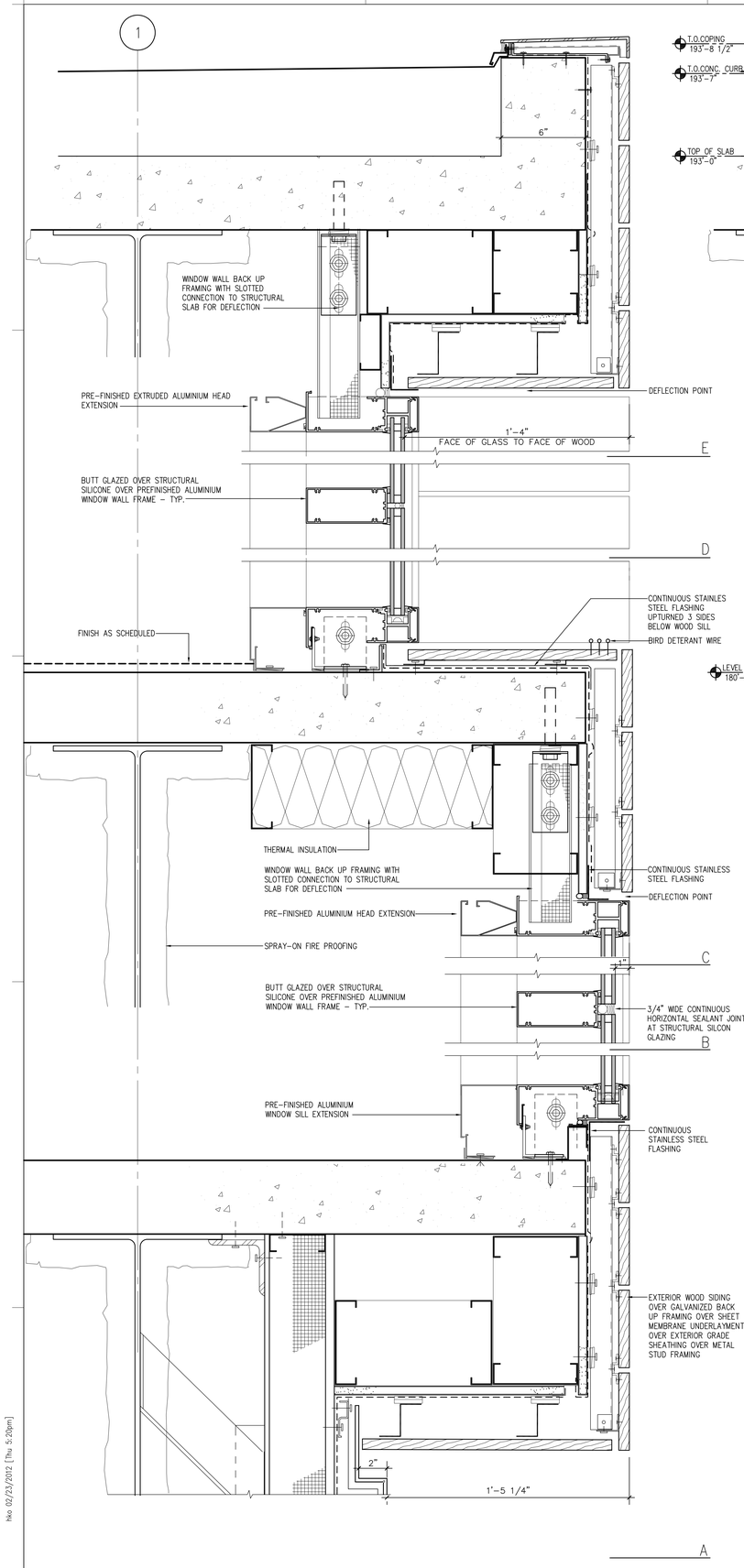
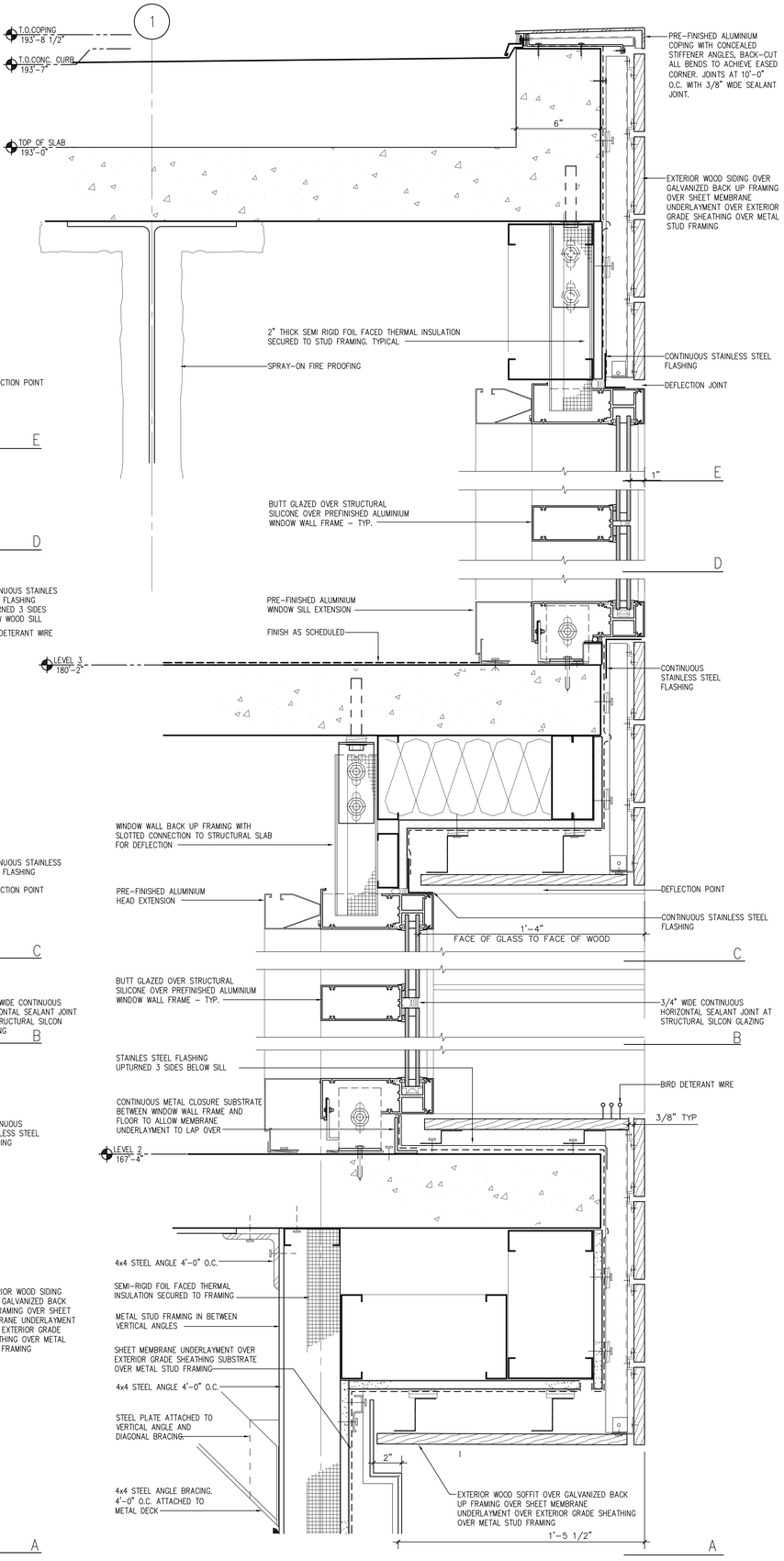
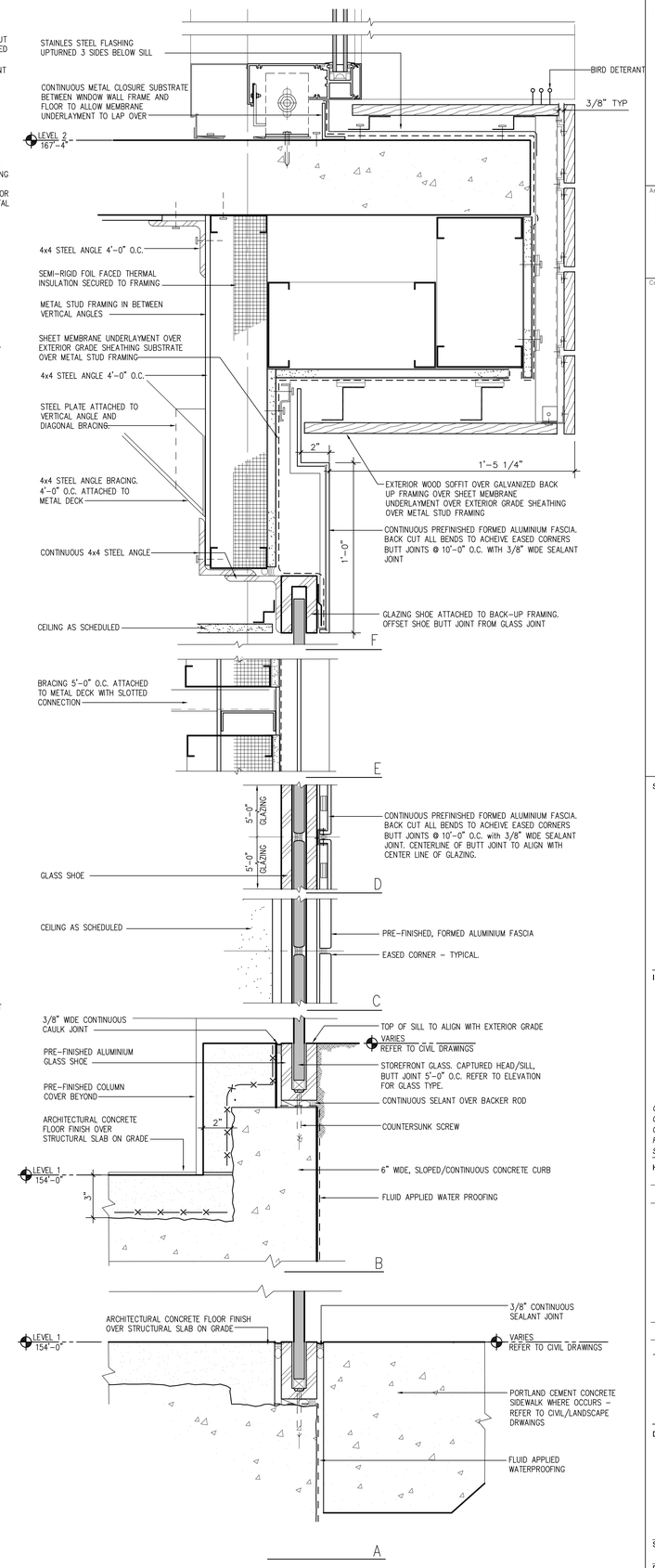
hko 02/23/2012 [Thu 5:19pm]



WALL SECTION @ EAST FACADE 21
SCALE: 3" = 1'-0"



WALL SECTION @ EAST FACADE 11
SCALE: 3" = 1'-0"



WALL SECTION @ EAST FACADE 1
SCALE: 3" = 1'-0"

California Pacific Medical Center
A Sutter Health Affiliate

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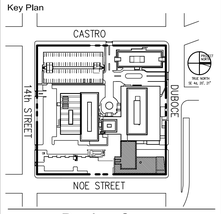

Davies Campus
Noe Street Medical Office Building

Drawing Title

EXTERIOR DETAILS

Scale
AS NOTED

Drawing Number
A5.3

Project Number
SmithGroup/SOM 38140.016
FPD 341.460.20

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